



City of Caribou, Maine

AGENDA Caribou Planning Board Regular Meeting

Thursday October 13, 2022, at 5:30 p.m.

*Municipal Building
25 High Street
Caribou, ME 04736
Telephone (207) 493-3324
Fax (207) 498-3954*

The meeting will be broadcast on Cable Channel 1301 and the City's YouTube Channel. Public Comments submitted prior to the meeting no later than 4:00 pm on Thursday, October 13, 2022, will be read during the meeting. Send comments to CEO Ken Murchison at kmurchison@cariboumaine.org or call 493-5967.

- I. Call Meeting to Order, Determine Quorum
- II. Public Hearings
- III. Approval of minutes
 - a. Approval of Minutes of the September 8th, 2022, Planning Board Meeting
- IV. Council Liaison Updates
- V. New Business
 - a. Caleb Trombley proposed "City of Caribou Cannabis Business Ordinance" and letter of Introduction
 - b. Comprehensive Plan 2024
 - i. Comprehensive Plan Forum September 27th, 2022
 - ii. Housing
 - iii. Abandoned Buildings
- VI. Old Business
 - a. Day Care Application for Sonya's Kids Daycare 16 Dahlgren Street, Tax Map 032 Lot 111 in the R-1 District Update
 - b. Land Use Table Workshop Next Work Session
- VII. Staff Report
 - a. Caribou Trailer Park Closure/West Gate Villa Clean Up
 - b. Riverfront Renaissance Meeting
 - c. Colby Starch Building
- VIII. Adjournment



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Caribou Planning Board Meeting Minutes Thursday, September 8th, 2022 @ 5:30 pm City Council Chambers

Members Present: Dan Bagley, Christine Solman, Frank McElwain, Steve Wentworth, David Corriveau, Eric Hitchcock

Members Absent: Amanda Jandreau

Others in Attendance: Ken Murchison, Council Liaison John Morrill, Sonya Richardson, Larry Cyr, Karen Gorman

Chairman Dan Bagley called the meeting to order at 5:32 pm.

- I. **Call Meeting to Order, Determine Quorum** – Chair Dan Bagley called the meeting to order at 5:32 pm. A quorum was present.

II. Public Hearings

Day Care Application for Sonya's Kids Daycare 16 Dahlgren Street, Tax Map 032 Lot 111 in the R-1 District

Prior to opening the Public Hearing Chair Bagley recognized that the application was still missing some information. CEO Murchison replied that we see this when we do Day Care Applications, and that the City is waiting for State information and the State is waiting for City information. Chair Bagley agreed and stated that typically we would approve of the application conditionally. The Chair went on to state that since the Planning Board had revised the Home Occupations Application that the Day Care Application Used for this project may be obsolete and would be the incorrect form. Given the use of an incorrect application form and information not provided, there was a question as to whether to continue on with the Public Hearing. David Corriveau suggested that since the applicant was present that we should proceed. CEO Murchison added that since that the form used was the form readily available on the City's Website that it would only be fair to move forward with the Public Hearing.

Public Hearing Opened at 5:35 p.m.

Sonya Richardson addressed the Planning Board with her plan to reopen a Day Care at her 16 Dahlgren Street Address. In 1994 Ms. Richardson ran a licensed Day care from her home but over time retired from her business. Due to the high demand for Day Care services she is seeking to become licensed once again.

Christine Solman asked Ms. Richardson if she would have any employees and Ms. Richards indicated that she would not have any employees. The issue of an exterior play (fenced) area would be decided by the DHSS Inspector and the number of children watched would be up to 12 depending on upon their age requirements.

There was no input from our Abutters Notice.

Public Hearing Closed at 5:45 p.m.

Further discussion from Frank McElwain suggesting that given that this applicant had been licensed in the past, running a successful day Care for years and had returned to become licensed once again that he had confidence that the applicant would complete the require paperwork. This sentiment was echoed by Eric Hitchcock.

Dave Corriveau Moved to Day Care Application for Sonya's Kids Daycare 16 Dahlgren Street, Tax Map 032 Lot 111 in the R-1 District conditionally upon the Applicant providing the missing information including deed to the property and the deed that resolved ownership of the vacated Truman Street property, completion of application checklist items 3 and 4, complete the DHHS checklist and provide a floor plan of the Day Care facility within the house and map showing the location of the project.

Second by Steve Wentworth

Roll Call Vote:

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

Motion carried with 5 in favor, no opposed.

III. Approval of Minutes

Approval of Minutes of the August 11th, 2022, Planning Board meeting.

Frank McElwain moved to approve the minutes for August 11th Caribou Planning Board Meeting.

Christine Solman Seconded the motion to approve.

Roll Call Vote:

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

Motion carried with 4 in favor, 1 abstention, no opposed.

IV. Council Liaison Update

John Morrill Council Liaison informed the Planning Board of the initiatives being worked on by City Council:

Although City Council Activity was quiet in this month there are initiatives being worked on and progress being made

- a. Councilor Morrill updated the City Council on the Comprehensive Plan project and the need for Council participation.
- b. The City has scheduled a Façade Improvement Committee meeting for October 3rd for the Fall Façade Grant round.
- c. Development id Caribou is alive and well and we await news on various projects and investments into our community.
- d. Caribou staff has begun an outreach to area businesses with a mailing of over 100 Business Surveys.
- e. Next Council Meeting October 13th

V. New Business

- a. The City will enter into a fall session of the Façade Improvement Grant Program Planning Board participation. CEO Murchison informed the Planning Board of the Fall session of the Façade Improvement Grant and the requirement that one the committee seats will be held by a Planning Board member and that we are seeking a volunteer to fill that seat.

- b. Dave Corriveau had served in this capacity last year and volunteered to participate in the Fall Session. Karen Gorman offered that the Spring session of the Façade Grant was successful, but we did have funding left in the program for 2022 and so are entering into the Fall Grant Session. John Morrill offered that his experience with this program was very positive getting to meet with young entrepreneurs as they develop and realize their business goals here in Caribou and would like to see this program expanded.

Chair Bagley thanked David Corriveau for accepting this role for the Planning Board.

- VI. Comprehensive Plan 2024, CEO Murchison and Chair Dan Bagley updated the Planning Board on the impromptu Comprehensive Plan Meeting held August 25th in lieu of the scheduled Land Use Table work session. The conversation center around the timetable/workplan drafted up by Karen Gorman and adopted by the Planning Board earlier and the need to designate the required section workgroup leaders and assigned staff to stay on schedule.

After discussion section workgroup leaders were assigned as:

- a. Water Resources/Natural Resources/ Agricultural and Forest Resources
Eric Hitchcock and Staff Ken Murchison
- b. Population and Demographics
(NMDC) Jay Kamm and Staff Ken Murchison
- c. Economy
Christine Solman and Staff Karen Gorman
- d. Housing
Steve Wentworth and Staff Ken Murchison
- e. Recreation
Dan Bagley and Staff Karen Gorman and Gary Marquis
- f. Transportation
(NMDC) Jay Kamm and Staff Ken Murchison
- g. Public Facilities and Services
Amanda Jandreau and Staff Karen Gorman
- h. Fiscal Capacity and Capital Investment Plan
Dave Corriveau and Staff Ken Gorman
- i. Existing Land Use
Planning Board Staff Ken Murchison
- j. Future Land Use Plan
Planning Board Staff Ken Murchison
- k. Education*
Frank McElwain Staff Karen Gorman
- l. Riverfront Renaissance*
Riverfront Renaissance Committee Staff Ken Murchison
- m. Historic and Archaeological Resources
Updated from the 2014 Comprehensive Plan Staff Ken Murchison/Caribou Library

* Sections added to the State of Maine Required Sections

Proposed Public Forum October 20th or 27th 2022 hopefully facilitated by Momentum Aroostook.

Council Liaison Morrill offered to bring similar opportunity to participate to City Council.

Expectation of our section leaders is not to write the actual Comprehensive Plan document but rather to facilitate each work group and to focus on the Policies and Strategies (Goals) page. That is to help formulate our ten-year goals for each section.

CEO Murchison will distribute the State data for each section to the team leaders.

VII. Old Business

The next Land Use Table Workshop schedule for September 22nd, 2022.

VIII. Staff Report

- a. Dangerous Buildings/ Caribou Trailer Park, three remaining tenants, West Gate Villa outreach to new property landowners at a standstill. Steve Wentworth suggested sending the Notice via FedEx. Frost family properties clean up and demolition of collapsed barns is being addressed and progress of these projects will be followed closely.
- b. Progress on the riverfront, conducted a tour of Merlin One (Power Plant) with DEP representatives and immediately received response and will arrange for future DEP/EPA tour in hopes of more immediate action by these agencies, Climate Control Storage ready to open, Kacie's lace Campground has had no activity and is waiting for contractors, and the Otter Brook "Big Dig" has begun with the DEP/DOT working together with Soderberg Construction to remove the failed culverts and restore the natural flow of the brook.
- c. Next Riverfront Renaissance Meeting scheduled for September 20th, we will be discussing the Mater Plan.

Additional Discussion on Housing by Dave Corriveau possible Housing Workshop (Troy Haney, Karen Gorman (grants?) Caribou Housing) to talk about affordable housing and challenges to new housing development. Contact Trisha House from Senator Collins Office approach Caribou Housing for possible meeting dates.

IX. Next Meeting October 13, 2022

X. Adjournment

Motion by Dave Corriveau to adjourn

Seconded by Frank McElwain

Roll Call Vote:

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

Respectfully Submitted,

Amanda Jandreau
Planning Board Secretary

AJ/KM

Caribou Planning Board
C/O Ken Murchison
25 High Street, Caribou, ME 04736

This Ordinance has been proposed for the benefit of the citizens, patients, caregivers and the City of Caribou alike. Being from Caribou, we would like to keep our roots here and we are excited to try and bring the passion and knowledge we have gained working in this industry to our hometown. This ordinance will give us the opportunity to help the citizens of the community we love and also allows the city to be profitable from this industry. We look forward to being able to host events and donate to different programs/departments in the future. We are an experienced, driven team that travels the state looking for the highest quality, organic medicine we can find for our patients. We hope to be a knowledge hub where patients can get questions answered, personalized recommendations, and all of their needs met in one place. A brick and mortar store would make it much easier for us to run our business and provide this to our patients. We are firm believers in “it takes business to make business” and this ordinance along with our business plan will help aid this. By amending this ordinance it brings Caribou into the present, and one step closer to the future, of an ever-growing industry.

We are hoping to make use of a vacant, unkept property which would help clean up & modernize that part of the city. The hopeful location of our storefront will also help bring traffic to surrounding businesses, create jobs in the community, and citizens will shop locally opposed to elsewhere. As with any industry, patients have preferences on where they like to shop based on products, convenience, service, and atmosphere. A storefront not only allows a more enjoyable experience for patients, but also allows them to view and compare products before buying, ask questions, take part in sales and reward programs, etc. Currently, a large amount of the patients in Caribou and neighboring towns are traveling to Presque Isle and even as far as Grand Isle to find quality medicine, when we can change that to make it more convenient for them and more profitable for the city.

The current ordinance is not only outdated, but allows only “non-profit dispensaries” to open a brick and mortar store and does not benefit the city monetarily. Amending this ordinance would change that for the city and business owners in this industry based on the fee structure on page 11. The proposed ordinance updates the city to the current state laws, which includes storefronts under different categories/licenses (still strictly medical). The City Council also has the ability to view and revise the fee structure yearly. You should also note this ordinance limits medical cannabis businesses to two (2) in the commercial districts (C-1, C-2), keeping it at a lower number of stores where there is still some hesitancy for this industry to be introduced to the community from the City.

This ordinance has a clearly defined, rigorous application process and standards for permitting. Things like security measures, signage requirements and ventilation are all covered clearly for prospective business owners. Violations like public consumption, driving while under the influence, and many other violations are still strictly prohibited and heavily enforced by the state and law enforcement. The City of Caribou and Code Enforcement can also regulate locally as defined in section L in this ordinance.

In closing, I hope that during this process you have learned that the cannabis industry is well regulated by the state and critical for the patients. The city has already recognized that cannabis has medicinal benefits, and it is now being presented in a way that benefits all parties involved. We think it would be detrimental to the city and its citizens to not allow convenient access to the fundamental benefits of this plant. Hopefully with the effort put in by our team throughout this process your minds can be eased that this will be done in a professional manner. We will always hold an open door policy should any questions or concerns come up.

Sincerely,

Caleb Trombley

Owner, Wicked Kind Farmacy

City of Caribou

Medical Cannabis Businesses Ordinance

Supplement to
Land Use Ordinances
Section 13-700

Approved by the City of Caribou:

True Copy Attest: _____
City Manager

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Medical Cannabis Businesses Ordinance

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A. Title:

This ordinance shall be known and cited as the “City of Caribou Medical Cannabis Businesses Ordinance” and will be referred to hereinafter as “this Ordinance”. This Ordinance limits all

subject Medical Cannabis Businesses to the zoning districts specified in section 4 & 5., prescribes definitions of Medical Cannabis Businesses, provides for permitting/licensing and regulation of Medical Cannabis Businesses, and provides performance standards for Medical Cannabis Businesses.

B. Authority and Applicability:

WHEREAS, implementing a system for the regulation of stores, dispensaries, cultivation, manufacturing, and testing for the production and sale of Cannabis, is a complex function with significant administrative demands on the City of Caribou; and

WHEREAS, ensuring that possession and use of Medical Cannabis is limited to persons who are 21 years of age or older, except in the case of minors in possession of a medical Cannabis patient card, is necessary to protect those who have not yet reached adulthood from the effects of irresponsible use of Cannabis; and

WHEREAS, the City of Caribou believes that any production, processing, or selling of Medical Cannabis should be conducted in a safe and fair manner for the health, safety, and welfare of the community, which includes complying with provisions of all applicable laws and ordinances relating to medical use of Cannabis throughout the City of Caribou; and

NOW THEREFORE, this Ordinance is adopted pursuant to the Marijuana Legalization Act, 28B M.R.S. §101 et seq.; the Maine Medical Use of Marijuana Act, 22 M.R.S. §2421 et seq.; and the City's home rule authority under Article VIII, Part 2, Section 1 of the Maine Constitution 30A M.R.S. §3001 et seq., and 30-A M.R.S. §4301 et seq. **C. Purpose:**

It is the purpose of this Ordinance to regulate Medical Cannabis Businesses in order to promote the health, safety, and general welfare of the citizens of Caribou, and to establish reasonable and uniform regulations for the appropriate location of Medical Cannabis Businesses in Caribou.

Within this ordinance is also the restriction in which the number of allowed medical cannabis businesses to be set at two (2) within the "business district" (C-1, C-2) of Caribou.

Persons or entities wishing to establish a Medical Cannabis Business within the City of Caribou shall first obtain a license from the Caribou City Council (hereinafter "the City Council") and shall be subject to the provisions of this Ordinance. This Ordinance may not be construed to limit

any privileges or rights of a qualifying patient, primary caregiver, registered or otherwise, or registered dispensary under the Maine Medical Use of Marijuana Act. **D. Conflict with Other Ordinances; State Law:**

Whenever a provision of this Ordinance conflicts with or is inconsistent with other provisions of this Ordinance, or of any other ordinance, regulation or standard, the more restrictive provision shall apply. Nothing herein is intended to conflict with State law; whenever a provision of this Ordinance conflicts with State law the more restrictive provision shall apply. All applicants and licensees shall comply with all applicable State laws. **E. Effective Date:**

The effective date of this Ordinance, and the business licensing thereunder, shall be the date of adoption by the City Council.

F. Validity and Severability:

Should any section or provision of this Ordinance be declared by any court to be invalid, such decision shall not invalidate any other section or provision of this Ordinance.

G. Definitions:

Code Enforcement Officer (CEO): a person, appointed by the City Council, to administer and enforce Land Use Ordinances, Zoning Ordinances, Building Codes, and certain State Laws.

Cultivation or Cultivate: the planting, propagation, growing, harvesting, drying, curing, grading, trimming or other processing of cannabis for use or sale.

Harvested Cannabis: the plant material harvested from a mature cannabis plant, except the stalks, leaves and roots of the plant that are not used for a qualifying patient's medical use. "Harvested cannabis" includes cannabis concentrate and cannabis products.

Immature cannabis plant: a cannabis plant that is not a mature cannabis plant or a seedling.

Law Enforcement Officer (LEO): means any officer, agent, or employee of a State, unit of local government, or Sheriff Deputy authorized by law or by a government agency to engage in or

supervise the prevention, detection, or investigation of any violation of criminal law. This includes full and part-time personnel.

Manufacture or Manufacturing: the production, blending, infusing, compounding or other preparation of cannabis concentrate and cannabis products, including, but not limited to, cannabis extraction or preparation by means of chemical synthesis. Cannabis means the leaves, stems, flowers and seeds of a cannabis plant, whether growing or not.

Cannabis Business: Medical Cannabis Cultivation Facility, Medical Cannabis Manufacturing Facility, Medical Cannabis Testing Facility, Registered Dispensary, Registered Caregiver Retail Store, licensed under this Ordinance.

Medical Cannabis Cultivation Facility: a facility licensed under this ordinance to cultivate, prepare and package medical cannabis at a location that is not the residence of the Registered Caregiver or Qualifying Patient.

Medical Cannabis Manufacturing Facility: a registered tier 1 or tier 2 manufacturing facility or a person authorized to engage in cannabis extraction under section 2423-F.

Medical Cannabis Testing Facility: a public or private laboratory that:

- A. Is authorized in accordance with 22 M.R.S. §2423-A, subsection 10 to analyze contaminants in and the potency and cannabinoid profile of samples; and
- B. Is accredited pursuant to standard ISO/IEC 17025 of the International Organization for Standardization by a 3rd-party accrediting body or is certified, registered or accredited by an organization approved by the State of Maine.

Medical Use: the acquisition, possession, cultivation, manufacture, use, delivery, transfer or transportation of cannabis or paraphernalia relating to the administration of cannabis to treat or alleviate a qualifying patient's medical diagnosis or symptoms for which a medical provider has provided the qualifying patient a written certification under this chapter.

Pre-School: A public or private institution that provides instruction to children who are 3 to 5 years of age

Qualifying patient: a person who has been a resident of the State for at least 30 days and who possesses a valid written certification regarding medical use of cannabis in accordance with section 2423-B.

Registered caregiver: a person or an assistant of that person that provides care for a qualifying patient and who is registered by the State of Maine pursuant to 22 M.R.S. §2425-A.

Registered Caregiver Retail Store: a facility licensed to sell harvested cannabis to qualifying patients for the patients' medical use.

Registered Dispensary: an entity registered under 22 M.R.S. § 2425-A that acquires, possesses, cultivates, manufactures, delivers, transfers, transports, sells, supplies or dispenses cannabis or related supplies and educational materials to qualifying patients and the caregivers of those patients.

Testing or test: the research and analysis of cannabis, cannabis products or other substances for contaminants, safety or potency.

H. License Required:

No person may establish, operate or maintain a Medical Cannabis Business without first obtaining a Certificate of Occupancy from the CEO and a license from the City Council.

It is a violation of this Ordinance for any person to operate a Medical Cannabis Business without a valid Cannabis Business license issued by the City pursuant to this Ordinance. Cannabis Business Licenses shall be administered on a first come, first served basis based upon the date the application is deemed complete.

The cultivation, manufacturing, testing or sale of adult use cannabis is prohibited within city limits, unless it is for personal use in accordance with 28-A M.R.S. § 1502. Home cultivation of adult use cannabis for personal use is exempt from the licensing requirements of this Ordinance. Provided, however, that outdoor cultivation of adult use cannabis for personal use is prohibited, unless the residence is located in an agricultural zoning district.

I. Application Procedure:

A. An application for a license must be made on a form provided by the City.

B. All applicants must be qualified according to the provisions of this Ordinance.

Applicants shall provide sufficient information to demonstrate that they meet all qualifications and standards established in this Ordinance.

C. Application to establish a Cannabis Business

1. If the applicant who wishes to operate a Cannabis Business is a single individual, this person must sign the application for a license. If the applicant who wishes to operate a Cannabis Business is more than one individual, each person who has an interest in the business must sign the application for a license as applicant. Each applicant must be qualified under the following section and each applicant shall be considered a licensee if a license is granted.

2. The completed application for a Cannabis Business license shall contain the following information and shall be accompanied by the following documents:

a. If the applicant is an individual: The individual shall state their legal name and any aliases, and submit proof that they are at least twenty-one (21) years of age.

b. If the applicant is a partnership: The partnership shall state its complete name, and the names of all partners, whether the partnership is general or limited, submit a copy of the partnership agreement, if any, and submit proof that all partners are at least twenty-one (21) years of age.

c. If the applicant is a corporation: The corporation shall state its complete name, the date of its incorporation, evidence that the corporation is in good standing under State law, the names and capacity of all officers, directors and principal stockholders, the name of the registered corporate agent, the address of the registered office for service of process, and submit proof that all officers, directors and principal stockholders are at least twenty-one (21) years of age.

- d. If the applicant is a limited liability company (LLC): The LLC shall state its complete name, the date of its establishment, evidence that the LLC is in good standing under State law, the names and capacity of all members, a copy of its operating agreement, if any, the address of its registered office for service of process, and submit proof that all members are at least twenty-one (21) years of age.
- e. If the applicant intends to operate the Cannabis Business under a name other than that of the applicant, they must state the Cannabis Business' name and submit the required registration documents.
- f. If the applicant, an officer, member or employee has been convicted of criminal activity under State and/or federal law, they must list the specified criminal activity involved, and the date, place, and jurisdiction of each conviction.
- g. If the applicant has had a previous license under this Ordinance or other similar Cannabis Business license applications in another City, city or state denied, suspended or revoked, they must list the name and location of the Cannabis Business for which the license was denied, suspended or revoked, as well as the date of the denial, suspension or revocation, and they must list whether the applicant has been a partner in a partnership or an officer, director, or principal stockholder of a corporation that is permitted/licensed under this Ordinance, whose license has previously been denied, suspended or revoked, listing the name and location of the Cannabis Business for which the permit was denied, suspended, or revoked as well as the date of denial, suspension or revocation.
- h. If the applicant holds any other permits/licenses under this Ordinance or other similar Cannabis Business license from another town, city, or state the applicant shall provide the names and locations of such other permitted/licensed businesses.
- i. The type of Cannabis Business for which the applicant is seeking a license.
- j. The location of the proposed Cannabis Business, including a legal description of the property, street address, and telephone number.

- k. Sufficient documentation demonstrating possession or entitlement to possession of the proposed licensed premises of the Cannabis Business pursuant to a lease, rental agreement, purchase and sale agreement or other arrangement for possession of the premises or by virtue of ownership of the premises.
 - l. The applicant's mailing address and residential address.
 - m. Recent passport-style photograph(s) of the applicant(s).
 - n. The applicant's driver's license.
 - o. A sketch showing the configuration of the subject premises, including building footprint, interior layout with floorspace to be occupied by the business, and parking plan. The sketch must be drawn to scale with marked dimensions.
 - p. A copy of a City Tax Map depicting: the subject property lines and the property lines of other properties within one thousand (1,000) feet of the subject property; measured in accordance with Section J.A.3.
3. All applications for a Cannabis Business license shall be kept confidential by the City.
4. If an applicant is a person, the person must be a resident as that term is defined in the application. If the applicant is a corporation, partnership, or limited liability company, every officer, and managing partner must be a person who is a resident, and a majority of shares, partnership interests, or other equity interests must be held or owned by persons who are residents. The residency requirement does not apply to applicants for testing license, as defined in 22 M.R.S. § 2422.

D. Application and License Fees

If an application is approved, the following license fees must be paid before the City will issue a license:

Cannabis Store: Annual Operation Licensing Fee: **\$2,500.00**

Cannabis Manufacturing Facility: Annual Operation Licensing Fee: **\$2,500.00**

Cannabis Testing Facility: Annual Operation Licensing Fee: **\$1,000.00**
Medical Cannabis Cultivation: Annual Operation License Fee: **\$5,000.00**

J. Standards for Permit:

A. General

1. All Cannabis Businesses shall comply with applicable state and local laws and regulations.
2. Cannabis Businesses shall only be located within the zoning districts permitted in section K below.
3. Cannabis Businesses may not be located on property within five hundred 500 feet of the property line of a preexisting public or private school (K-12). For the purposes of this Ordinance, "school" includes a public school, private school as defined in 20-A M.R.S.A. §1: Required setbacks shall be measured as the most direct, level, shortest, without regard to the intervening structures or objects, straight-line distance between the school property line and the property line of the parcel of land on which the Cannabis Business is located. If the Cannabis Business is located within a commercial subdivision, the required setback shall be measured from the front door of the Cannabis Business to the property line of the school. Presence of a town, city, county, or other political subdivision boundary shall be irrelevant for purposes of calculating and applying the distance requirements of this Section.
4. Cannabis Businesses may not be located on property within one hundred fifty (150) feet of the property line of a parcel containing one or more other Cannabis Businesses, a Church, PreSchool, Day Care, or Community Center. Required setbacks shall be measured as the most direct, level, shortest, without regard to the intervening structures or objects, straight-line distance between the front doors of existing primary structures of the parcels of land on which the Cannabis Businesses are located. If the Cannabis Business is located within a commercial subdivision, the required setback shall be measured from the front door of each of the Cannabis Businesses. Presence of a town, city, county, or other political subdivision boundary shall be irrelevant for purposes of calculating and applying the distance requirements of this Section.
5. Pursuant to 22 M.R.S. §2429-D(3), Registered Caregiver Retail Stores, Registered Dispensaries, Medical Cannabis Testing Facilities, Medical Cannabis Manufacturing Facilities,

as well as Medical Cannabis Cultivation Facilities, that were operating with City approval prior to December 13, 2018, are grandfathered in their current location and current use and shall be treated as legally non-conforming uses in accordance with the City of Caribou Ordinance if their location or use is not in conformance with this ordinance or applicable zoning ordinances, provided, however, that said Cannabis Businesses shall apply for and obtain a license.

6. Registered Caregiver Retail Stores must be operated from permanent locations, which may utilize telephone and internet orders as long as the buyer pays for and picks up such orders in the store on the day the order is made, an exception is made for Registered Caregiver Retail Stores whereas it may be a necessity for the business to deliver medical Cannabis to a patient. These deliveries will be made by the business and no contracted/paid delivery service will be authorized. Delivery must be made directly to the Qualified Patient and proper identification is verified.
7. Cannabis Businesses may not use vending machines for sales, may not have "drive-through" or "drive-up" window serviced sales, and may not have internet-based sales with credit/debit card payment and delivery by USPS, UPS, FedEx, DHL, or any other global or local delivery service or courier.
8. Security measures at all Cannabis Business premises shall include, at a minimum, the following:
 - a. Security surveillance cameras installed and operating twenty-four (24) hours a day, seven (7) days a week, with thirty (30) day video storage, to monitor all entrances, along with the interior and exterior of the premises, to discourage and facilitate the reporting of criminal acts and nuisance activities occurring at the premises; and
 - b. Door and window combination video and motion detector intrusion system with audible alarm and smart phone monitoring, maintained in good working condition; and
 - c. A locking safe permanently affixed to the premises that is suitable for storage of all Cannabis, Cannabis products, and cash stored overnight on the licensed premises; and
 - d. Exterior lighting that illuminates the exterior walls of the licensed premises during dusk to dawn, that is either constantly on or activated by motion detectors, and complies with applicable light pollution standards established in the Technical Assistance Bulletin (Lighting Manual) produced by the State Planning Office; and

- e. Deadbolt locks on all exterior doors and any other exterior access points, excepting windows which shall have locks.

9. Ventilation

All Cannabis Businesses are required to be in compliance with OdorNuisance Control and Abatement Performance Standards, and all Cannabis Cultivation facilities shall have odor mitigation systems and a plan sufficient to mitigate potential nuisance conditions at property lines.

10. Operating Plan

Cannabis Businesses which cultivate, test, and/or manufacture are required to submit an operation plan that at a minimum addresses the following:

- a. wastewater; and
- b. disposal of waste.

11. Required Notices

There shall be posted in a conspicuous location inside each Cannabis Store, at least one legible sign containing the following information: On-site consumption of Cannabis is illegal; Open and public consumption of Cannabis in the State of Maine is illegal; The use of Cannabis or Cannabis products may impair a person's ability to drive a car or operate machinery; loitering prohibited.

12. Signs

All signs used by and all marketing and advertising conducted by or on behalf of the Cannabis business may not involve advertising or marketing that has a high likelihood of reaching persons under 21 years of age or that is specifically designed to appeal particularly to persons under 21 years of age. The signs, marketing, or advertising is prohibited from making any health or physical benefit claims. All signage shall meet the City's Land Use Sign standards and may use an image or images of the Cannabis plant or plants, or parts thereof, as long as they do not exceed 20% of the sign face, but there shall be no pictorial representations of other Cannabis products, by-products, or paraphernalia associated with the use or distribution of retail Cannabis. There shall be no flags waving for promotion. The exterior of all Cannabis Stores shall display a 1' x 1' image of any universal symbol for Medical or adopted by the State's Department of Administration and Financial Services.

B. Right of Access/Background Check/Inspection

Every Cannabis Business shall allow law enforcement officers and the Caribou Code Enforcement Officer ("CEO") to enter the premises at reasonable times for the purpose of checking compliance with all applicable State laws and this Ordinance. All premises managers for Cannabis Businesses shall submit emergency contact information to the Caribou 911 Communication Center. All business assets shall be reported to the City Assessor annually. Due to fire, explosion, and other hazards inherent in Cannabis Cultivation, Testing, and Manufacturing facilities, including, but not limited to, heavy electrical loads, hot lighting fixtures, CO2 enrichment, extraction solvents (acetone, butane, propane, ethanol, heptane, isopropanol, CO2, etc.), high-pressure extraction methods (CO2, etc.), and flammable contents, the owners of all such facilities shall agree to be inspected annually by the Caribou Fire Department and have a Knox Box installed at the structure's exterior entrance for emergency access. Knox Boxes shall be obtained and installed in coordination with the Caribou Fire Department.

C. Indemnification

By accepting a license issued pursuant to this Ordinance, the licensee waives and releases the City, its officers, elected officials, employees, attorneys, and agents from any liability for injuries, damages, or liabilities of any kind that result from any arrest or prosecution of any Cannabis Business owners, operators, employees, clients, or customers for a violation of local, State or federal laws, rules, or regulations.

By accepting a license issued pursuant to this Ordinance, the permittee/licensee agrees to indemnify, defend, and hold harmless the City, its officers, elected officials, employees, attorneys, agents, and insurers against all liability, claims, and demands on account of any injury, loss or damage, including without limitation, claims arising from bodily injury, personal injury, sickness, disease, death, property loss or damage, or any other loss of any kind whatsoever arising out of or in any manner connected with the operation of a permitted/licensed Cannabis Business.

D. State Law

In the event the State of Maine adopts any additional or stricter law or regulation governing the sale, cultivation, manufacture, distribution, or testing of Cannabis or Cannabis products, the additional or stricter regulation shall control the establishment or operation of any Cannabis Business in Caribou. Compliance with all applicable State laws and regulation shall be deemed an additional requirement for issuance or denial of any license under this Ordinance, and

noncompliance with State laws or regulations shall be grounds for revocation or suspension of any license issued hereunder.

E. Zoning

All applications for businesses subject to review by this ordinance shall be submitted to the CEO for initial review for conformance with the standards of this ordinance. Within 10 business days of receipt of an application the CEO shall inform the applicant in writing in the event that the application is found to be incomplete.

A Certificate of Occupancy shall be issued by the Code Officer upon inspection of the premises and finding that the building or buildings are in compliance with applicable Building, Electrical, and Plumbing Codes adopted by the City of Caribou

Land Use Chart

K.

Classification	Allowable Zones	Permitting Authority	Minimum Lot Size
Cannabis Store	TBD Planning Board	CEO	None
Cannabis Manufacturing Facility	TBD Planning Board	CEO	1 AC
Cannabis Testing Facility	TBD Planning Board	CEO	None
Cannabis Cultivation Facility	TBD Planning Board	CEO	1 AC

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L. Enforcement

A. Violations

1. Any violation of this Ordinance, including failure to comply with any condition, may be enforced in accordance with 30-A M.R.S. §4452. Every day a violation exists constitutes a separate violation.
2. Commencement of any Cannabis Business without a City license for same shall be a violation of this Ordinance. Any party committing such a violation shall immediately cease operations, whether of a construction, renovation, or business nature, upon notification by the Code Enforcement Officer (CEO). Upon such CEO notification, the City can pursue fines and/or penalties under 30-A M.R.S. §4452.

B. Law Enforcement Officer ("LEO") and Code Enforcement

Law enforcement officers and the CEO may at any reasonable time conduct on-site inspections to ensure compliance with all applicable laws and conditions attached to license approvals and shall investigate all complaints of alleged violations of the Ordinance.

1. If the LEO or CEO finds that any provision of this Ordinance is being violated, they shall notify in writing the person responsible for such violation, indicating the nature of the violation and ordering the action necessary to correct it, including but not limited to, discontinuance of illegal use of land, buildings, or structures, or work being done, removal of illegal buildings or structures, and abatement or mitigation of violations. A copy of such notices shall be submitted to the City Council and be maintained as a permanent record.
2. The LEO or CEO shall keep a complete record of all essential transactions of the LEO or CEO, including Cannabis license applications submitted, permits/licenses granted or denied,

training certifications, revocation actions, revocation of permits/licenses, appeals, court actions, violations investigated, violations found, and fees collected.

C. Legal Actions

When the above notification and/or inspection actions do not result in the voluntary correction or abatement of the violation by the subject Cannabis Business, the City Council, upon receiving written notification from the LEO or CEO, may institute any and all actions and proceedings, either legal or equitable, including injunctions of violations and the impositions of penalties and/ or fines in order to enforce the provisions of this Ordinance.

The City Council, or their authorized agent, are hereby authorized to enter into administrative consent agreements for the purpose of eliminating violations of this Ordinance and recovering fines without court action.

D. Penalties/Fines

Any person, including but not limited to, a Cannabis Business owner, a property owner where such business is located, or any agent or contractor for same, who orders or conducts any activity in violation of this Ordinance, or fails to comply with any of its requirements, shall be penalized in accordance with 30-A M.R.S. §4452. Fines of \$100.00 to \$5,000.00 per day, as levied by the City Council may result. All fines will be paid to the City of Caribou.

M. Appeals:

If the City of Caribou fails to act on a person's request for local authorization to operate a Cannabis establishment within the municipality within 90 days after the date the person submitted the request to the City, the request is deemed denied and the denial constitutes a final government action that may be appealed to the Superior Court in accordance with rule 80B of the Maine Rules of Civil Procedure, except that, if the City notifies the person in writing prior to the expiration of the 90-day period that the request cannot be processed prior to the 90-day period, the request is deemed denied and the denial constitutes a final government action only if the City fails to act on the request within 180 days after the date the person submitted the request to the City.

N. Fees & Application:

The fee schedule of this Medical Cannabis Businesses Ordinance shall be reviewed and set annually each December by the Caribou City Council.

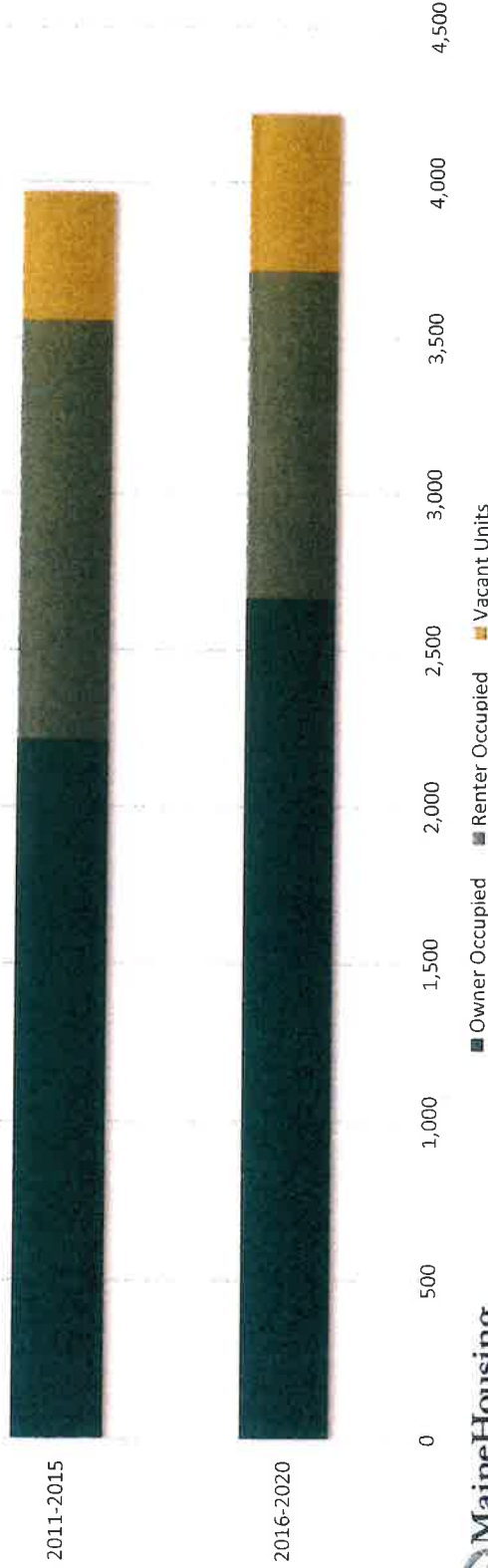
City staff shall design an application form that is compliant with this ordinance to be used for all Cannabis Business applications. Changes to this form will be reported to the City Council at the next available Council Meeting

Caribou



PROFILE: Unit Characteristics

Units By Tenure



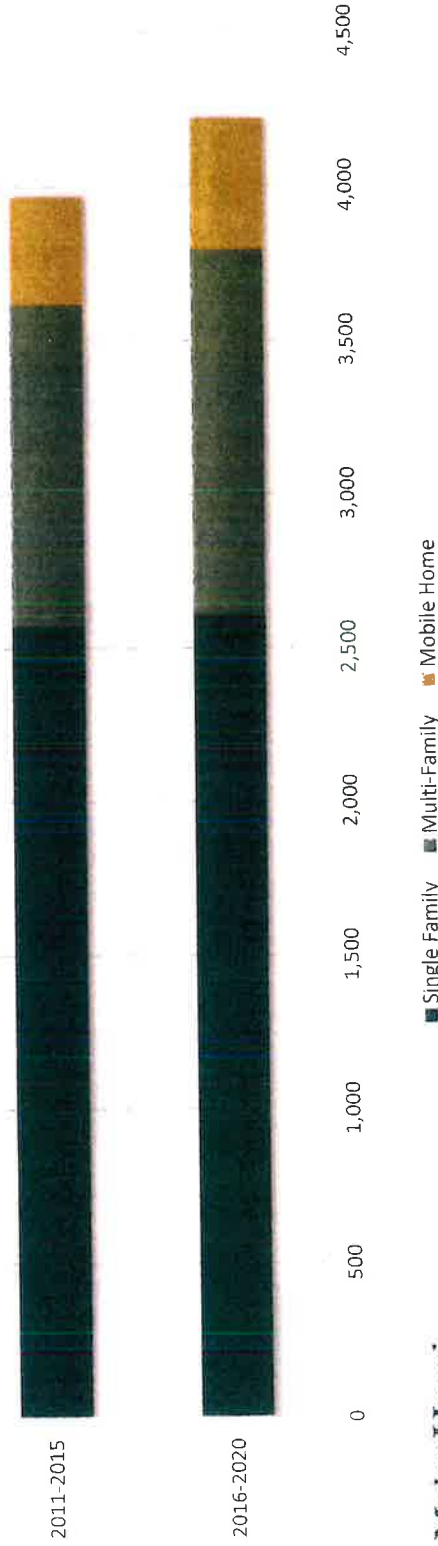
Source: 2011-2015 and 2016-2020 American Community Survey Table B25024; B25032

Units by Tenure & Vacancy

	2011-2015	%	Margin of Error 2011-2015	2016-2020	%	Margin of Error 2016-2020	% Change	Statistically Significant Change
Total Units	3,968		+/-210	4,220		+/-249	6%	N
Occupied Units	3,558	90% of Total	+/-166	3,718	88% of Total	+/-204	4%	N
Owner Occupied	2,214	62% of Occ.	+/-190	2,666	72% of Occ.	+/-267	20%	Y
Renter Occupied	1,344	38% of Occ.	+/-182	1,052	28% of Occ.	+/-205	-22%	Y
Vacant Units	410	10% of Total	+/-120	502	12% of Total	+/-181	22%	N
Vacant For Sale	84	3.7% Vac.	+/-60	49	1.8% Vac.	+/-54	-42%	N
Vacant For Rent	95	6.6% Vac.	+/-72	111	9.5% Vac.	+/-78	17%	N
Vacant Seasonal	129	3% of Total	+/-71	50	1% of Total	+/-57	-61%	N

Data from the American Community Survey are estimates

Units By Type



Source: 2011-2015 and 2016-2020 American Community Survey Table B25024; B25032

Units by Type

	2011-2015	% of Total	Margin of Error 2011-2015	2016-2020	% of Total	Margin of Error 2016-2020	% Change	Statistically Significant Change
Total Units	3,968		+/-210	4,220		+/-249	6.4%	N
Single Family Units	2,572	64.8%	+/-198	2,612	61.9%	+/-242	1.6%	N
SF Owner Occ.	1,888		+/-175	28		+/-2	-98.5%	Y
SF Renter Occ.	413		+/-123	5		+/-0	-98.8%	Y
Multi-family Units	1,047	26.4%	+/-177	1,185	28.1%	+/-306	13.2%	N
MF Owner Occ.	57		+/-45	68		+/-0	19.3%	N
MF Renter Occ.	881		+/-163	77		+/-0	-91.3%	Y
Mobile Home & Other	349	8.8%	+/-96	423	10.0%	+/-137	21.2%	N

Data from the American Community Survey are estimates

Units by Number of Bedrooms

Source: 2011-2015 and 2016-2020 American Community Survey Table B25041

Bedrooms	2011-2015	Margin of Error 2011-2015	% of Total	2016-2020	Margin of Error 2016-2020	% of Total
No Bedrooms	36	+/-31	1%	32	+/-26	1%
1 Bedroom	602	+/-150	15%	578	+/-194	14%
2 Bedrooms	1,197	+/-198	30%	1,226	+/-266	29%
3 Bedrooms	1,491	+/-184	38%	1,661	+/-228	39%
4+ Bedrooms	642	+/-134	16%	723	+/-246	17%

Data from the American Community Survey are estimates

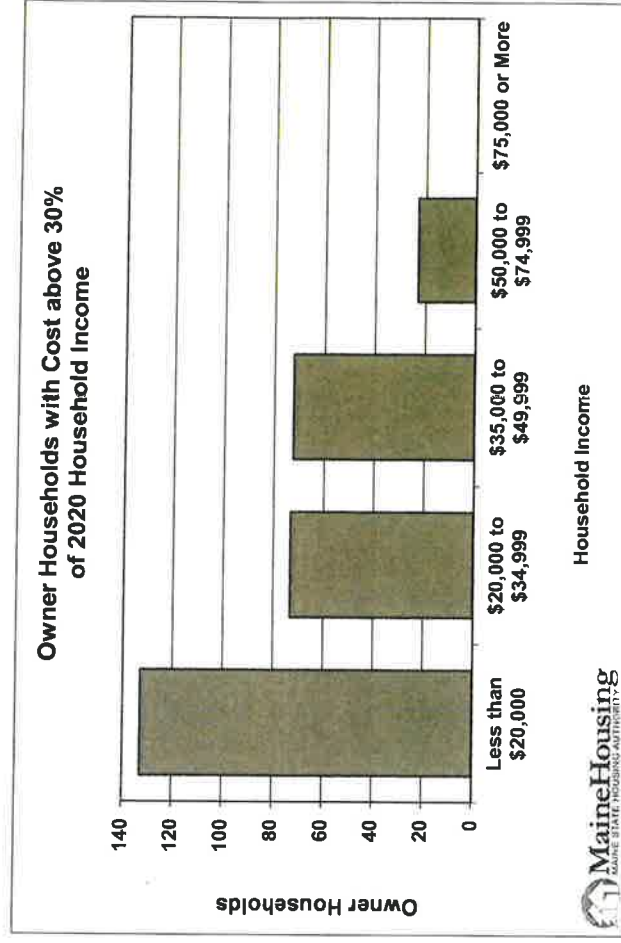
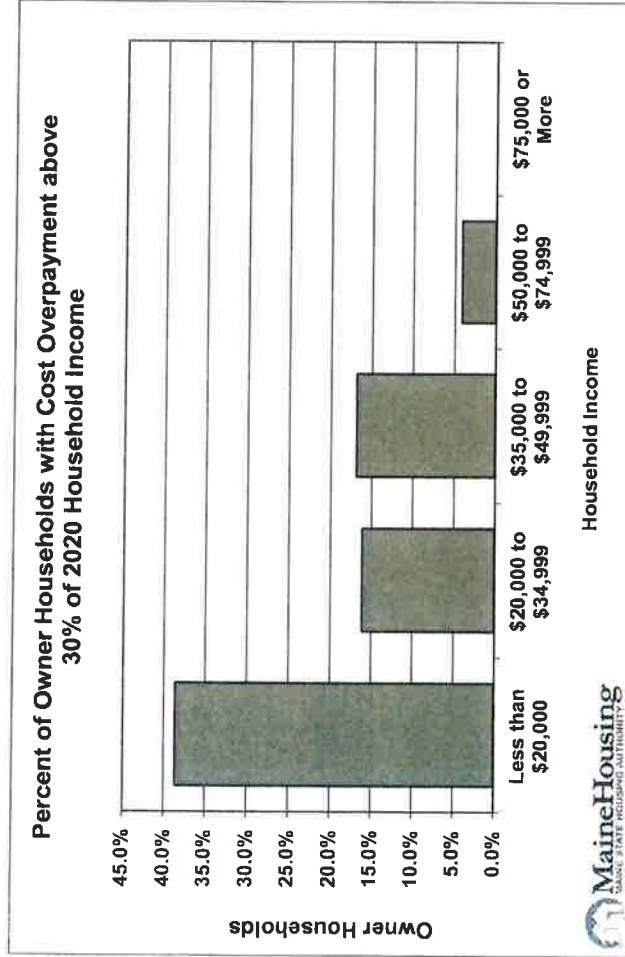
Units by Year Built

Source: 2016-2020 American Community Survey Table B25034

Year Built	Units	% of Total	Margin of Error 2016-2020
2014 or later	11	0.3%	+/-18
2010 through 2013	35	0.8%	+/-31
2000 through 2009	205	4.9%	+/-98
1990 through 1999	429	10.2%	+/-187
1980 through 1989	428	10.1%	+/-143
1970 through 1979	682	16.2%	+/-162
1960 through 1969	306	7.3%	+/-134
1950 through 1959	1,021	24.2%	+/-329
1940 through 1949	478	11.3%	+/-139
1939 and earlier	625	14.8%	+/-191

Data from the American Community Survey are estimates

PROFILE: Owner Housing Cost Characteristics



Source: 2016-2020 American Community Survey Table B25106
Data from the American Community Survey are estimates.

**Owner Households by
Selected Monthly Housing Costs as a Percent of
2020 Household Income**

2020 Household Income												
By Household Income												
	Specified Owner Occ Housing Units	Margin of Error Owner Occ Housing Units	Margin of Error Less than \$20,000		Margin of Error \$20,000 to \$34,999		Margin of Error \$35,000 to \$49,999		Margin of Error \$50,000 to \$74,999		Margin of Error \$75,000 or More	
			Less than \$20,000	Margin of Error Less than \$20,000	\$20,000 to \$34,999	Margin of Error \$20,000 to \$34,999	\$35,000 to \$49,999	Margin of Error \$35,000 to \$49,999	\$50,000 to \$74,999	Margin of Error \$50,000 to \$74,999	\$75,000 or More	Margin of Error \$75,000 or More
Total Households	2,666	+/-267	344	+/-159	453	+/-232	427	+/-114	558	+/-228	878	+/-119
Monthly Costs Less than 20% of HH Income	1,704	+/-289	20	+/-23	138	+/-77	229	+/-66	491	+/-230	826	+/-125
Monthly Costs 20% to 29.9% of HH Income	655	+/-284	191	+/-162	242	+/-209	126	+/-75	44	+/-30	52	+/-43
Monthly Costs Less Than 30% of HH Income	2,359	+/-405	211	+/-164	380	+/-223	355	+/-100	535	+/-232	878	+/-132
Monthly Costs 30% or More of HH Income	301	+/-123	133	+/-70	73	+/-51	72	+/-78	23	+/-27	0	+/-15
Monthly Costs 35% or More of HH Income	266	+/-117	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Monthly Costs 50% or More of HH Income	77	+/-66	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Percent not computed	6	+/-17	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Percent of Owner Households Paying												
Monthly Costs Less Than 30% of HH Income	88.5%		61.3%		83.9%		83.1%		95.9%		100.0%	
Monthly Costs 30% or More of HH Income	11.3%		38.7%		16.1%		16.9%		4.1%		0.0%	
Monthly Costs 35% or More of HH Income	10.0%		NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Monthly Costs 50% or More of HH Income	2.9%		NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Percent not computed	0.2%		NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

Source: 2016-2020 American Community Survey Table B25091; B25106

Data from the American Community Survey are estimates.

NA indicates that the American Community Survey does not provide that data.

Source: 2016-2020 American Community Survey Table B25091; B25106

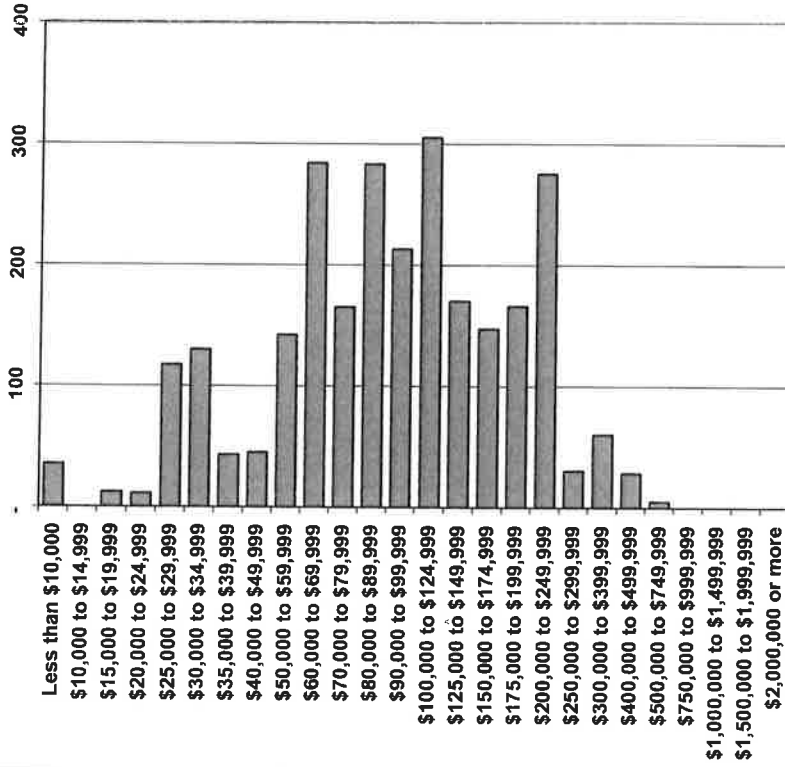
Data from the American Community Survey are estimates.

NA indicates that the American Community Survey does not provide that data.

Value of Owner Occupied Housing Units

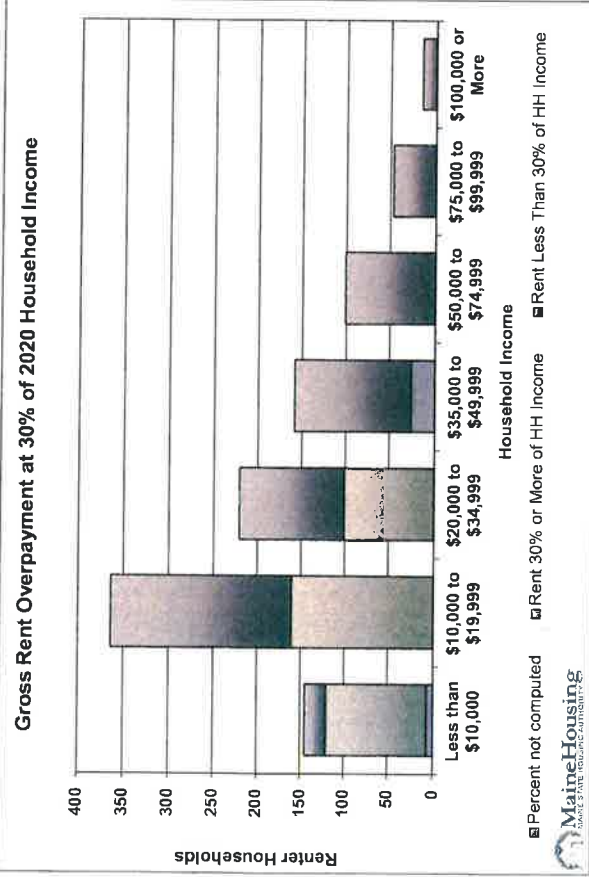
Owner Occupied Housing Units	2,666	+/-267
Value	Housing Units	Margin of Error
Less than \$10,000	-	+/-15
\$10,000 to \$14,999	12	+/-17
\$15,000 to \$19,999	11	+/-17
\$20,000 to \$24,999	117	+/-150
\$25,000 to \$29,999	130	+/-82
\$30,000 to \$34,999	43	+/-60
\$35,000 to \$39,999	45	+/-31
\$40,000 to \$49,999	142	+/-65
\$50,000 to \$59,999	284	+/-226
\$60,000 to \$69,999	165	+/-77
\$70,000 to \$79,999	283	+/-101
\$80,000 to \$89,999	213	+/-84
\$90,000 to \$99,999	305	+/-109
\$100,000 to \$124,999	170	+/-69
\$125,000 to \$149,999	147	+/-74
\$150,000 to \$174,999	166	+/-185
\$175,000 to \$199,999	275	+/-171
\$200,000 to \$249,999	30	+/-22
\$250,000 to \$299,999	60	+/-40
\$300,000 to \$399,999	28	+/-27
\$400,000 to \$499,999	5	+/-7
\$500,000 to \$749,999	-	+/-15
\$750,000 to \$999,999	-	+/-15
\$1,000,000 to \$1,499,999	-	+/-15
\$1,500,000 to \$1,999,999	-	+/-15
\$2,000,000 or more	-	+/-15
Median Value	\$ 93,100	+/-11,893

Owner Occupied Housing Value Distribution



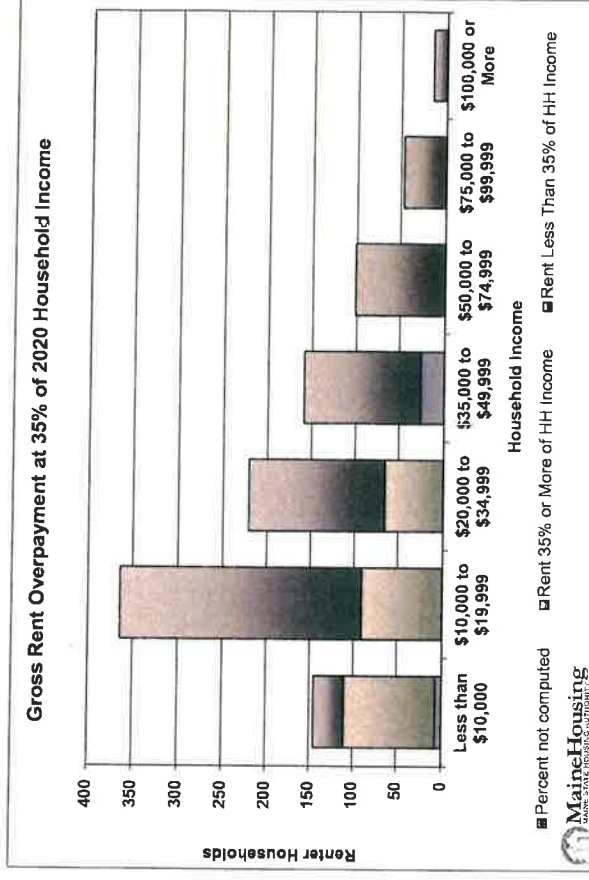
Source: 2016-2020 American Community Survey Table B25075; B25077
Data from the American Community Survey are estimates.

PROFILE: Rental Housing Cost Characteristics



Source: 2016-2020 American Community Survey Table B25074

Data from the American Community Survey are estimates



Renter Households by Gross Rent as a Percent of 2020 Household Income																
	Specified Renter Occ Housing	Margin of Error Renter Occupied Units	By Household Income			Margin of Error \$10,000 to \$19,999	\$20,000 to \$34,999	Margin of Error \$35,000 to \$49,999	\$50,000 to \$74,999	Margin of Error \$75,000 to \$99,999	Margin of Error \$100,000 or More					
			Less than \$10,000	Margin of Error Less than \$10,000	\$10,000 to \$19,999											
All Renter Households	1,052	+/-205	145	+/-89	364	+/-151	221	+/-90	159	+/-107	101	+/-57	47	+/-59	15	+/-24
Rent Less than 20% of HH Income	336	+/-148	14	+/-21	39	+/-44	45	+/-37	108	+/-100	68	+/-47	47	+/-59	15	+/-24
Rent 20% to 24.9% of HH Income	90	+/-52	0	+/-15	0	+/-15	32	+/-27	25	+/-27	33	+/-34	0	+/-15	0	+/-15
Rent 25% to 29.9% of HH Income	218	+/-137	11	+/-17	164	+/-132	43	+/-36	0	+/-15	0	+/-15	0	+/-15	0	+/-15
Rent Less Than 30% of HH Income	644	+/-208	25	+/-31	203	+/-140	120	+/-58	133	+/-105	101	+/-60	47	+/-63	15	+/-32
Rent 30% or More of HH Income	375	+/-126	113	+/-83	161	+/-83	101	+/-62	0	+/-30	0	+/-30	0	+/-30	0	+/-30
Rent 30% to 34.9% of HH Income	116	+/-69	10	+/-16	70	+/-68	36	+/-35	0	+/-15	0	+/-15	0	+/-15	0	+/-15
Rent Less Than 35% of HH Income	760	+/-219	35	+/-35	273	+/-156	156	+/-68	133	+/-120	101	+/-62	47	+/-64	15	+/-35
Rent 35% or More of HH Income	259	+/-105	103	+/-82	91	+/-48	65	+/-51	0	+/-26	0	+/-26	0	+/-26	0	+/-26
Rent 50% or More of HH Income	178	+/-90	103	+/-79	63	+/-40	12	+/-20	0	+/-15	0	+/-15	0	+/-15	0	+/-15
Percent not computed	33	+/-30	7	+/-10	0	+/-15	0	+/-15	26	+/-27	0	+/-15	0	+/-15	0	+/-15
Percent of Households Paying																
Rent Less Than 30% of HH Income	61.2%		17.2%		55.8%		54.3%		83.6%		100.0%		100.0%		100.0%	
Rent 30% or More of HH Income	35.6%		77.9%		44.2%		45.7%		0.0%		0.0%		0.0%		0.0%	
Rent Less Than 35% of HH Income	72.2%		24.1%		75.0%		70.6%		83.6%		100.0%		100.0%		100.0%	
Rent 35% or More of HH Income	24.6%		71.0%		25.0%		29.4%		0.0%		0.0%		0.0%		0.0%	
Rent 50% or More of HH Income	16.9%		71.0%		17.3%		5.4%		0.0%		0.0%		0.0%		0.0%	
Percent not computed	3.1%		4.8%		0.0%		0.0%		16.4%		0.0%		0.0%		0.0%	
Source: 2016-2020 American Community Survey Table B25070; B25074																
Data from the American Community Survey are estimates																

Source: 2016-2020 American Community Survey Table B25070; B25074

Data from the American Community Survey are estimates

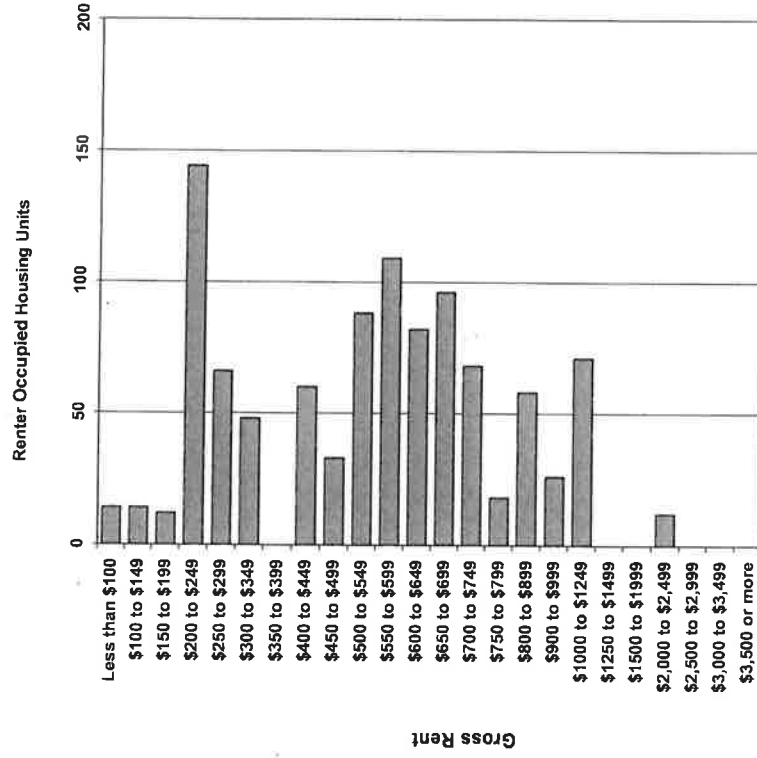
Renter Occupied Housing Units By Gross Rent

	Units	Margin of Error
Specified Renter Occ Housing Units	1,052	+/-205
Renter Occ. Housing Units w/ Cash Rent	1,019	+/-200
	Units	Margin of Error 2013-2017
Gross Rent		
Less than \$100	14	+/-21
\$100 to \$149	14	+/-22
\$150 to \$199	12	+/-20
\$200 to \$249	144	+/-130
\$250 to \$299	66	+/-54
\$300 to \$349	48	+/-51
\$350 to \$399	0	+/-15
\$400 to \$449	60	+/-42
\$450 to \$499	33	+/-40
\$500 to \$549	88	+/-74
\$550 to \$599	109	+/-82
\$600 to \$649	82	+/-78
\$650 to \$699	96	+/-59
\$700 to \$749	68	+/-45
\$750 to \$799	18	+/-20
\$800 to \$899	58	+/-44
\$900 to \$999	26	+/-27
\$1000 to \$1249	71	+/-65
\$1250 to \$1499	0	+/-15
\$1500 to \$1999	0	+/-15
\$2,000 to \$2,499	12	+/-20
\$2,500 to \$2,999	0	+/-15
\$3,000 to \$3,499	0	+/-15
\$3,500 or more	0	+/-15
Renter Occ. Housing Units w/ No Cash Rent	33	+/-30
Median Gross Rent	\$ 564.00	+/-54

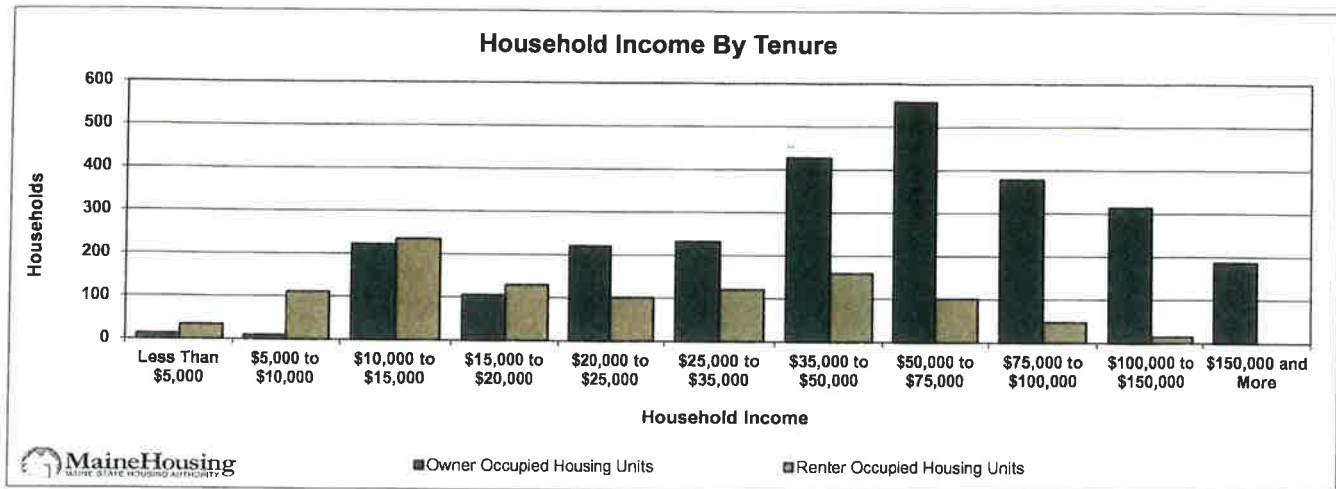
Source: 2016-2020 American Community Survey Table B25063; B25064

Data from the American Community Survey are estimates

Gross Rent Distribution



PROFILE: Income Characteristics



Household Income By Tenure

2020 Household Income ¹	Occupied Housing Units	Margin of Error Occupied Housing Units	Owner Occupied Housing Units	Margin of Error Owner Occupied Housing Units	Renter Occupied Housing Units	Margin of Error Renter Occupied Housing Units
Total	3,718	+/-204	2,666	+/-267	1,052	+/-205
Less Than \$5,000	47	+/-35	13	+/-14	34	+/-32
\$5,000 to \$10,000	121	+/-86	10	+/-16	111	+/-85
\$10,000 to \$15,000	457	+/-219	222	+/-157	235	+/-153
\$15,000 to \$20,000	234	+/-97	105	+/-65	129	+/-72
\$20,000 to \$25,000	322	+/-217	221	+/-206	101	+/-67
\$25,000 to \$35,000	352	+/-117	232	+/-100	120	+/-61
\$35,000 to \$50,000	586	+/-156	427	+/-114	159	+/-107
\$50,000 to \$75,000	659	+/-235	558	+/-228	101	+/-57
\$75,000 to \$100,000	425	+/-115	378	+/-99	47	+/-59
\$100,000 to \$150,000	329	+/-89	314	+/-86	15	+/-24
\$150,000 and More	186	+/-68	186	+/-66	0	+/-15
 Median Household Income ²	 \$42,325	 +/-9,240	 \$55,375	 +/-14,346	 \$20,545	 +/-5,205

Source:

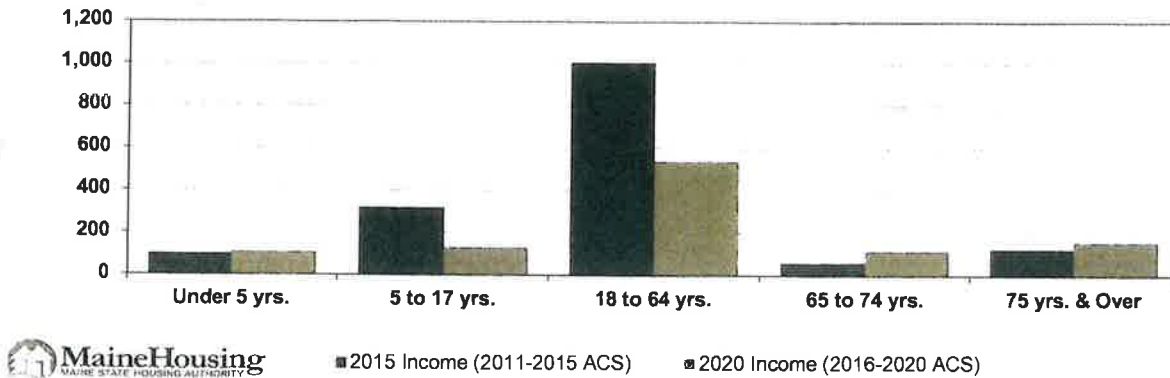
¹ Source: 2016-2020 American Community Survey Table B25118; 2020 Inflation Adjusted dollars

Data from the American Community Survey are estimates

² Source: 2016-2020 American Community Survey Table B25119; 2020 Inflation Adjusted dollars

PROFILE: Poverty Characteristics

Population By Age With Income Below Poverty



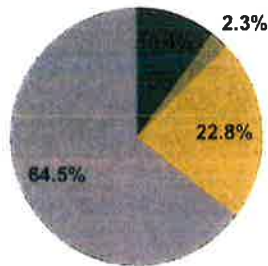
Population	2015 Income below Poverty Level			2020 Income below Poverty Level			Statistically Significant Change
	Estimate	Margin of Error	% of Population in Poverty	Estimate	Margin of Error	% of Population in Poverty	
Total Individuals living Poverty	1,607	+/-357	20.5%	1,050	+/-339	14.0%	Y
Under 5 yrs.	98	+/-104	28.7%	106	+/-63	27.1%	N
5 to 17 yrs.	318	+/-140	26.4%	130	+/-77	15.0%	Y
18 to 64 yrs.	1,006	+/-189	20.7%	539	+/-177	12.5%	Y
65 to 74 yrs.	60	+/-34	8.5%	115	+/-97	10.3%	N
75 yrs. & Over	125	+/-57	17.7%	160	+/-147	19.4%	N

Source: 2011-2015 American Community Survey
Table B17001

Source: 2016-2020 American Community Survey
Table B17001

Data from the American Community Survey are estimates.

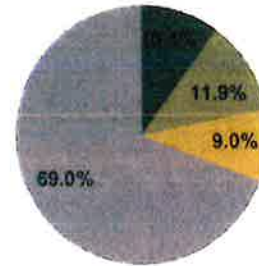
2010-2014 Households in Poverty



■ Married Couple Fam HH ■ Male Head of Family HH
 ■ Female Head of Family HH ■ Non-Family HH



2015-2019 Households in Poverty



■ Married Couple Fam HH ■ Male Head of Family HH
 ■ Female Head of Family HH ■ Non-Family HH



2015 Income below Poverty Level

	Households	Margin of Error Households in Poverty	% of Family Type in Poverty
Total Households	771	+/-136	21.7%
Family Households	274	+/-103	13.4%
Married Couple Fam HH	80	+/-46	5.6%
M C Fam HH w/Children	55	+/-44	10.1%
Male Head of Family HH	18	+/-14	7.4%
Male Head of HH w/Children	12	+/-13	7.0%
Female Head of Family HH	176	+/-90	47.8%
Female Head of HH w/Children	159	+/-89	61.6%
Non-Family HH	497	+/-125	32.7%

2020 Income below Poverty Level

	Households	Margin of Error Households in Poverty	% of Family Type in Poverty	Statistically Significant Change
Total Households	587	+/-217	15.8%	N
Family Households	182	+/-96	8.6%	N
Married Couple Fam HH	59	+/-40	3.4%	N
M C Fam HH w/Children	26	+/-27	5.8%	N
Male Head of Family HH	70	+/-71	49.0%	N
Male Head of HH w/Children	70	+/-71	53.0%	N
Female Head of Family HH	53	+/-48	22.8%	Y
Female Head of HH w/Children	41	+/-39	48.2%	Y
Non-Family HH	405	+/-209	25.4%	N

2015 Income at or above Poverty Level

	Households	Margin of Error Households	% of Family Type
Total Households	2,787	+/-210	78.3%
Family Households	1,764	+/-152	86.6%
Married Couple Fam HH	1,347	+/-181	94.4%
M C Fam HH w/Children	490	+/-105	89.9%
Male Head of Family HH	225	+/-89	92.6%
Male Head of HH w/Children	159	+/-89	93.0%
Female Head of Family HH	192	+/-73	52.2%
Female Head of HH w/Children	99	+/-48	38.4%
Non-Family HH	1,023	+/-158	67.3%

2020 Income at or above Poverty Level

	Households	Margin of Error Households	% of Family Type	Statistically Significant Change
Total Households	3,131	+/-246	84.2%	Y
Family Households	1,941	+/-218	91.4%	N
Married Couple Fam HH	1,689	+/-205	96.6%	Y
M C Fam HH w/Children	419	+/-76	94.2%	N
Male Head of Family HH	73	+/-71	51.0%	Y
Male Head of HH w/Children	62	+/-69	47.0%	N
Female Head of Family HH	179	+/-85	77.2%	N
Female Head of HH w/Children	44	+/-29	51.8%	N
Non-Family HH	1,190	+/-283	74.6%	N

Source: 2011-2015 American Community Survey
Tables B17010 and B17017

Source: 2016-2020 American Community Survey
Tables B17010 and B17017

Data from the American Community Survey are estimates.



Building Community Together

■ [2022 Community Solutions Grant](#)

MaineHousing's 2022 Community Solutions Grant provides matching grants to municipalities, ethnic and community-based organizations, or Native American tribes in Maine that are taking a lead role in creating or preserving affordable housing in their communities. The grants are flexible and locally driven; each successful municipality or tribe determines how best to address their affordable housing needs.

■ [Housing Development Toolkit](#)

10/03/2016 - The White House released the "Housing Development Toolkit" which highlights actions state and local jurisdictions can take to encourage housing development. The white paper, released on September 26, argues that restrictive zoning contributes to high rents, exacerbates wealth inequality, and slows the U.S. economy.

■ [Local Housing Solutions](#)

LocalHousingSolutions.org provides resources to help cities, towns and counties develop comprehensive and balanced local housing strategies that enhance affordability, protect low-income residents from displacement, and foster inclusive neighborhoods. The non-partisan site was developed through the **National Community of Practice (CoP) on Local Housing Policy**, a project of the NYU Furman Center and Abt Associates.

■ [Joint Center for Housing Studies of Harvard University](#)

The Harvard Joint Center for Housing Studies helps leaders in government, business, and the civic sectors make decisions that effectively address the need of cities and communities.

■ [Opportunity 360](#)

Opportunity 360 is a comprehensive approach to understanding and addressing community challenges by identifying pathways to greater opportunities using cross-sector data, community engagement and measurement tools. With this insight, partners in community development will be better positioned to make smart investments and create collaborative solutions that transform communities across the country.

■ [Urban Institute](#)

The Urban Institute is the trusted source for unbiased, authoritative insights that inform consequential choices about the well-being of people and places in the United States. They have two policy centers that focus on housing, [Housing Finance Policy Center](#) and [Metropolitan Housing and Communities Policy Center](#).



2022 Community Solutions Grant

Request for Proposal



MaineHousing
MAINE STATE HOUSING AUTHORITY


BUILDING
Community
TOGETHER

mainehousing.org | 207-626-4600

2022 Community Solutions Grant

Purpose

MaineHousing's 2022 Community Solutions Grant provides matching grants to municipalities, ethnic and community-based organizations, or Native American tribes in Maine that are taking a lead role in creating or preserving affordable housing in their communities. The grants are flexible and locally driven; each successful municipality, organization or tribe determines how best to address their affordable housing needs.

Program Overview

Municipalities, ethnic and community-based organizations, or tribes may request up to \$500,000 in Community Solutions Grant funds for the creation or preservation of affordable housing units. Applicants must demonstrate a commitment to address their community's affordable housing needs. Grantees must partner with other entities and commit municipal or tribal resources. Applicants from communities with public housing authorities are encouraged to partner with their public housing authority in developing a proposal. Interested parties are invited to submit a thoughtful proposal offering a clear solution to their community's identified housing needs.

Municipalities, ethnic and community-based organizations, or tribes must demonstrate that they are bringing additional resources to the table with a value equal to or greater than the amount of the Community Solutions Grant requested. Such resources may include without limitation personnel, other in-kind contributions, and additional funds. In the 2022 program, MaineHousing will give preference to proposals that include local or county American Rescue Plan Act of 2021 (ARPA) funds to support eligible affordable housing.

Use of other MaineHousing programs such as the First Home Loan Program (MaineHousing has flexible requirements for homebuyers of 1-4 unit properties), the Lead Paint Hazard Remediation Programs, the Arsenic Abatement Program, the Home Accessibility and Repair Program, Public Housing Authorities' Short Term and Permanent Financing Demonstration Programs, the Community Aging in Place Grant, and Housing Choice Vouchers is encouraged. See MaineHousing's website (www.mainehousing.org) or contact Clyde Barr (207) 624-5772 for MaineHousing program information.

Funding requires compliance with state and local laws, including the Growth Management Law, commitments from any other funding sources, a final budget, and other documentation reasonably required by MaineHousing. MaineHousing may suspend or terminate this program at any time, reject or cease processing any application prior to issuing a Grant Agreement, and award all, a portion, additional, or none, of the available funds.

Eligible Uses

- Grant funds must be invested in the creation or preservation of affordable housing units for persons of low income.
- Applicants must match the Community Solutions Grant with other resources.

Application Process

Applications are accepted on a rolling basis. Applicants must submit a plan that addresses the following topics:

- A Local needs assessment that describes the need for this program in the community.
- The specific geographic areas to be served.
- Collaborating agencies that will participate in the program and their specific roles.
- Municipal, organization or tribal staff who will work on the program including their anticipated roles and biographies or resumes.
- Agencies and individual consultants who will work on the program, including their anticipated roles and biographies or resumes.
- Documentation of the Municipality, organization or tribe's contribution of resources such as in-kind contributions, personnel, and financial resources.
- Sources of funds in addition to the Community Solutions Grant and the municipality's or tribe's contribution.
- A Proposed budget.
- An Estimate of the number of affordable units to be created or preserved.
- A description of the proposed use of the Community Solutions Grant.
- A description of the proposed use of any other MaineHousing resources.
- An Implementation timeline.

MaineHousing will review the plan to determine whether the plan adequately addresses program goals and requirements. MaineHousing may offer suggestions and/or seek further clarification. Funding decisions are based on the following:

- The applicant's demonstrated commitment to and leadership on affordable housing.
- The community's demonstrated housing needs.
- Capacity to carry out the plan.
- Commitment of municipal resources to the plan.
- Commitment of resources of other entities to the plan.
- Innovativeness of the plan.
- Viability of the plan.
- Proposed use of MaineHousing resources.
- The extent the plan addresses needs of Mainers with low incomes.
- Compliance with program requirements.
- Availability of Community Solutions Program funds.

Applicants selected for funding will enter into a Grant Agreement with MaineHousing. The approved plan will become part of the Grant Agreement. Funds will be disbursed as agreed upon in the execution of the Grant Agreement.

MaineHousing will conduct routine monitoring and oversight of progress and expenditures during the term of the Grant Agreement. Grantees must provide an accounting of grant funds spent. Funds that are not spent in accordance with the Grant Agreement must be returned to MaineHousing.

Grantees will track outcomes and participate in program evaluation and data collection requirements, as required by MaineHousing.

Information Contact

The MaineHousing contact for all questions and for submission is:

Name: Clyde Barr
Title: Policy Analyst
Address: MaineHousing, 26 Edison Drive, Augusta, ME 04330
Telephone: (207) 624-5772
E-mail: cbarr@mainehousing.org

Conflicts of Interest

Applicants should disclose whether or not any principal or affiliate of the applicant, or anyone who will be paid for work on the program is a MaineHousing employee or commissioner or has business ties, familial relationships or other close personal relationships with a current MaineHousing employee or commissioner. Applicants must disclose the nature of the relationship between the applicant and any of the potential parties which may constitute a conflict of interest. MaineHousing may, at its discretion, impose restrictions or require other third party verifications on account of the conflict of interest concerns.

About MaineHousing

MaineHousing is an independent quasi-state agency that also is one of the top mortgage lenders and affordable housing development lenders in the state. The authority is a \$2.1 billion financial institution with a staff of 180+ whose mission is to assist Maine people in obtaining and maintaining quality affordable housing and services suitable to their housing needs.

On an annual basis the agency assists more than 90,000 Maine households and invests more than \$300 million in Maine's economy, most of it from the sale of tax-exempt revenue bonds, private capital generated by the low income housing tax credit, and federal funds.

MaineHousing provides financing and administers programs to assist first-time homebuyers; to develop affordable rental housing; to create housing for people with special needs; to provide housing for people who are experiencing homelessness; to provide low income households with rental assistance and heating assistance ; and to repair or weatherize homes of low-income homeowners.

MaineHousing does not discriminate on the basis of race, color, religion, sex, sexual orientation, national origin, ancestry, physical or mental disability, age, familial status or receipt of public assistance in the admission or access to or treatment in its programs and activities. In employment, MaineHousing does not discriminate on the basis of race, color, religion, sex, sexual orientation, national origin, ancestry, age, physical or mental disability or genetic information. MaineHousing will provide appropriate communication auxiliary aids and services upon sufficient notice. MaineHousing will also provide this document in alternative formats upon sufficient notice. MaineHousing has designated the following person responsible for coordinating compliance with applicable federal and state nondiscrimination requirements and addressing grievances: Lauren Bustard, Maine State Housing Authority, 26 Edison Drive, Augusta, Maine 04330, Telephone Number 1-800-452-4668 (voice in state only), (207)-626-4600 (voice) or Maine Relay 711.

Approved:

Daniel E. Brennan
Director
January 25, 2022

§2851. Dangerous buildings

The municipal officers in the case of a municipality or the county commissioners in the case of the unorganized or deorganized areas in their county may after notice pursuant to section 2857 and hearing adjudge a building to be a nuisance or dangerous, in accordance with subsection 2-A, and may make and record an order, in accordance with subsection 3, prescribing what disposal must be made of that building. The order may allow for delay of disposal if the owner or party in interest has demonstrated the ability and willingness to satisfactorily rehabilitate the building. If an appeal pursuant to section 2852 is not filed or, if an appeal pursuant to section 2852 is filed and the Superior Court does not order, stay or overturn the order to dispose of the building, the municipal officers or the county commissioners shall cause the nuisance to be abated or removed in compliance with the order. After recording an attested copy of the notice required by section 2857 in the registry of deeds located within the county where the building is situated, the municipality or the county may seek a writ of attachment of the property on which the building is located in accordance with Title 14, chapter 507 and the Maine Rules of Civil Procedure. [PL 2019, c. 557, §1 (AMD).]

For the purposes of this subchapter, "building" means a building or structure or any portion of a building or structure or any wharf, pier, pilings or any portion of a wharf, pier or pilings thereof that is or was located on or extending from land within the boundaries of the municipality or the unorganized or deorganized area, as measured from low water mark, and "parties in interest" has the same meaning as in Title 14, section 6321. [PL 2017, c. 136, §1 (NEW).]

1. Notice.

[PL 2017, c. 136, §1 (RP).]

2. Notice; how published.

[PL 2017, c. 136, §1 (RP).]

2-A. Standard. To adjudge a building to be a nuisance or dangerous, the municipal officers or county commissioners must find that the building is structurally unsafe, unstable or unsanitary; constitutes a fire hazard; is unsuitable or improper for the use or occupancy to which it is put; constitutes a hazard to health or safety because of inadequate maintenance, dilapidation, obsolescence or abandonment; or is otherwise dangerous to life or property.

[PL 2017, c. 136, §1 (NEW).]

3. Recording of the order. An order made by the municipal officers or county commissioners under this section must be recorded by the municipal or county clerk, who shall cause an attested copy to be served upon the owner and all parties in interest in the same way service of process is made in accordance with the Maine Rules of Civil Procedure. If the name or address cannot be ascertained, the clerk shall publish a copy of the order in the same manner as provided for notice in section 2857.

[PL 2017, c. 136, §1 (AMD).]

4. Proceedings in Superior Court. In addition to proceedings before the municipal officers or the county commissioners, the municipality or the county may seek an order of demolition by filing a complaint in the Superior Court situated in the county where the building is located. The complaint must identify the location of the property and set forth the reasons why the municipality or the county seeks its removal. Service of the complaint must be made upon the owner and parties in interest in accordance with the Maine Rules of Civil Procedure. After hearing before the court sitting without a jury, the court shall issue an appropriate order and, if it requires removal of the building, it shall award costs as authorized by this subchapter to the municipality or the county. The municipality or the county may petition the court for a writ of attachment of the property on which the building is located in accordance with Title 14, chapter 507 and the Maine Rules of Civil Procedure. Appeal from a decision of the Superior Court is to the law court in accordance with the Maine Rules of Civil Procedure.

[PL 2019, c. 557, §2 (AMD).]

SECTION HISTORY

PL 1965, c. 284 (RPR). PL 1967, c. 401, §1 (AMD). PL 1973, c. 143, §1 (AMD). PL 1979, c. 27, §§1-3 (AMD). PL 1997, c. 6, §1 (AMD). PL 2017, c. 136, §1 (AMD). PL 2019, c. 557, §§1, 2 (AMD).

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§2852. Appeal; hearing

An appeal from a decision of the municipal officers or county commissioners under section 2851 or section 2856 must be to the Superior Court, pursuant to the provisions of the Maine Rules of Civil Procedure, Rule 80B. [PL 2017, c. 136, §2 (AMD).]

SECTION HISTORY

PL 1965, c. 284 (RPR). PL 1979, c. 27, §4 (RPR). PL 1997, c. 6, §2 (AMD). PL 2017, c. 136, §2 (AMD).

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§2853. Recovery of expenses

All expenses incurred by a municipality or county related to an order issued under section 2851, including, but not limited to, expenses relating to the abatement or removal of a building, must be repaid to the municipality or county by the owner within 30 days after demand, or a special tax may be assessed by the assessors against the land on which the building was located for the amount of the expenses and that amount must be included in the next annual warrant to the tax collector of the municipality or county for collection and must be collected in the same manner as other state, county and municipal taxes are collected. [PL 2017, c. 136, §3 (AMD).]

In the case of any claim for expenses incurred in the abatement or removal of any wharf, pier, pilings or any portion thereof that extends beyond the low water mark, the special tax authorized by this section must apply to the land from which the wharf, pier or pilings extended or to which they were adjacent, if the owner of the land is also the owner of the wharf, pier, pilings or portion thereof. [PL 2017, c. 136, §3 (AMD).]

Expenses include, but are not limited to, the costs of title searches, location reports, service or process, reasonable attorney's fees, costs of removal of the building, any costs incurred in securing the building pending its removal and all other costs incurred by the municipality or county that are reasonably related to the removal of the building. In addition to levying a special tax, the municipality or county may recover its expenses, including its reasonable attorney's fees, by means of a civil action brought against the owner. [PL 2017, c. 136, §3 (AMD).]

SECTION HISTORY

PL 1965, c. 284 (RPR). PL 1967, c. 401, §2 (AMD). PL 1973, c. 143, §2 (AMD). PL 1977, c. 707, §§5-A (AMD). PL 1979, c. 27, §5 (AMD). PL 2017, c. 136, §3 (AMD).

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§2856. Securing dangerous buildings

In addition to other proceedings authorized by this subchapter, a municipality has the right to secure buildings that pose a serious threat to the public health and safety and to recover its expenses in so doing as provided in section 2853. If a building is secured under this section, notice in accordance with section 2857 must be given. This notice need not be given before securing the building if the threat to the public health and safety requires prompt action. [PL 2017, c. 136, §4 (AMD).]

SECTION HISTORY

PL 1979, c. 27, §6 (NEW). PL 2017, c. 136, §4 (AMD).

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§2857. Notice; recording

Notice required under section 2851 or section 2856 must be served on the owner and parties in interest in the same way service of process is made in accordance with the Maine Rules of Civil Procedure. When the name or address of an owner or party in interest is unknown or is not ascertainable with reasonable diligence, the notice must be published once a week for 3 successive weeks prior to the date of hearing in a newspaper generally circulated in the county, or if none, in the state paper. [PL 2017, c. 136, §5 (NEW).]

The municipal or county clerk shall cause an attested copy of the notice to be recorded in the Registry of Deeds located within the county where the building is situated. Recording of this notice puts any person claiming under the owner of a building subject to proceedings under this subchapter on notice of the pendency of the proceedings. [PL 2017, c. 136, §5 (AMD).]

SECTION HISTORY

PL 1979, c. 27, §6 (NEW). PL 2017, c. 136, §5 (AMD).

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§2858. Consent to removal

The owner or a party in interest of a dangerous building may consent to its removal and to the recovery of the expenses incurred by a municipality or county by means of a special tax as set forth in this subchapter. Notices of the consent must be recorded in the Registry of Deeds located in the county where the building is situated. [PL 2017, c. 136, §6 (AMD).]

SECTION HISTORY

PL 1979, c. 27, §6 (NEW). PL 2017, c. 136, §6 (AMD).

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§2859. Summary process

In cases involving an immediate and serious threat to the public health, safety or welfare, in addition to any other remedies, a municipality or a county may obtain an order of demolition by summary process in Superior Court, in accordance with this section. [PL 2019, c. 557, §3 (AMD).]

1. Commencement of action. A municipality, acting through its building official, code enforcement officer, fire chief or municipal officers, or the county commissioners shall file a verified complaint setting forth such facts as would justify a conclusion that a building is dangerous, as described in section 2851, and shall state in the complaint that the public health, safety or welfare requires the immediate removal of that building. The municipality or the county may seek a writ of attachment of the property on which the building is located in accordance with Title 14, chapter 507 and the Maine Rules of Civil Procedure.

[PL 2019, c. 557, §4 (AMD).]

2. Order of notice. Whenever a complaint is filed under this section, the justice before whom it is brought, acting ex parte, shall promptly issue an order:

A. Requiring the owner and all parties in interest to appear and show cause why the building should not be ordered demolished; [PL 2017, c. 136, §8 (AMD).]

B. Specifying the method of service of the order and the complaint; [PL 1981, c. 43 (NEW).]

C. Setting a time and place for hearing the complaint, which shall be the earliest possible time but not be later than 10 days from the date of filing; and [PL 1981, c. 43 (NEW).]

D. Fixing the time for filing an answer to the complaint if the court determines that an answer is required. [PL 1981, c. 43 (NEW).]

[PL 2017, c. 136, §8 (AMD).]

3. Enlargement of time; default. The court may for good cause shown enlarge the time for the hearing. If the owner or parties-in-interest, or any of them, fail to answer, if an answer is required, or fail to appear as directed, or to attend the hearing at the time appointed or as enlarged, the court shall order a default judgment to be entered with respect to the owner or parties-in-interest.

[PL 1981, c. 43 (NEW).]

4. Hearing. After hearing, the court shall enter judgment. If the judgment requires removal of the building, the court shall award costs to the municipality or the county as authorized by this subchapter. The award of costs may be contested and damages sought in a separate action to the extent permitted by subsection 7.

[PL 2019, c. 557, §5 (AMD).]

5. Appeal. A judgment requiring demolition issued pursuant to this section may not be appealed. The owner of a building that is the subject of an order issued under this section or a party in interest may appeal the award of costs, if any, or seek damages for wrongful removal pursuant to subsection 7.

[PL 2017, c. 136, §9 (AMD).]

6. Stay. No judgment authorizing demolition may be stayed pending appeal, unless the court first determines that granting a stay would not pose a significant risk to the public health, safety or welfare.

[PL 1981, c. 43 (NEW).]

7. Damages. Any complaint that either seeks damages for the wrongful removal of a building or challenges the award of costs must be filed no later than 30 days from the date of the judgment or order that is the subject of the appeal. The damages that may be awarded for wrongful demolition are limited to the actual value of the building at the time of its removal. The provisions of Title 14, section 7552 do not apply. If the municipality or the county prevails, the court may award it its costs in defending any appeal, which may include, but are not limited to, reasonable attorney's fees.

[PL 2019, c. 557, §6 (AMD).]

SECTION HISTORY

PL 1981, c. 43 (NEW). PL 1995, c. 450, §6 (AMD). RR 2007, c. 2, §5 (COR). PL 2017, c. 136, §§7-10 (AMD). PL 2019, c. 557, §§3-6 (AMD).

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1. Commencement of action. A municipality, acting through its building official, code enforcement officer, fire chief or municipal officers, or the county commissioners shall file a verified complaint setting forth such facts as would justify a conclusion that a building is dangerous, as described in section 2851, and shall state in the complaint that the public health, safety or welfare requires the immediate removal of that building. The municipality or the county may seek a writ of attachment of the property on which the building is located in accordance with Title 14, chapter 507 and the Maine Rules of Civil Procedure.

[PL 2019, c. 557, §4 (AMD).]

2. Order of notice. Whenever a complaint is filed under this section, the justice before whom it is brought, acting ex parte, shall promptly issue an order:

A. Requiring the owner and all parties in interest to appear and show cause why the building should not be ordered demolished; [PL 2017, c. 136, §8 (AMD).]

B. Specifying the method of service of the order and the complaint; [PL 1981, c. 43 (NEW).]

C. Setting a time and place for hearing the complaint, which shall be the earliest possible time but not be later than 10 days from the date of filing; and [PL 1981, c. 43 (NEW).]

D. Fixing the time for filing an answer to the complaint if the court determines that an answer is required. [PL 1981, c. 43 (NEW).]

[PL 2017, c. 136, §8 (AMD).]

3. Enlargement of time; default. The court may for good cause shown enlarge the time for the hearing. If the owner or parties-in-interest, or any of them, fail to answer, if an answer is required, or fail to appear as directed, or to attend the hearing at the time appointed or as enlarged, the court shall order a default judgment to be entered with respect to the owner or parties-in-interest.

[PL 1981, c. 43 (NEW).]

4. Hearing. After hearing, the court shall enter judgment. If the judgment requires removal of the building, the court shall award costs to the municipality or the county as authorized by this subchapter. The award of costs may be contested and damages sought in a separate action to the extent permitted by subsection 7.

[PL 2019, c. 557, §5 (AMD).]

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[PL 2017, c. 136, §9 (AMD).]

6. Stay. No judgment authorizing demolition may be stayed pending appeal, unless the court first determines that granting a stay would not pose a significant risk to the public health, safety or welfare.

[PL 1981, c. 43 (NEW).]

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[PL 2019, c. 557, §6 (AMD).]

SECTION HISTORY

PL 1981, c. 43 (NEW). PL 1995, c. 450, §6 (AMD). RR 2007, c. 2, §5 (COR). PL 2017, c. 136, §§7-10 (AMD). PL 2019, c. 557, §§3-6 (AMD).

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