



## *City of Caribou, Maine*

### **AGENDA Caribou Planning Board Regular Meeting**

**Thursday April 13, 2023, at 6:00 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, April 13, 2023, will be read during the meeting. Send comments to CEO Ken Murchison at [kmurchison@cariboumaine.org](mailto:kmurchison@cariboumaine.org) or call 493-5967.

- I. Call Meeting to Order, Determine Quorum
- II. Public Hearings
  - a. Rezoning Request from John Lajoie regarding Map 007 Lot 026, 201 York Street from I-2 Industrial to R-3 Rural Residential.
- III. Approval of minutes
  - a. Review and Approval of March 9, 2023, Planning Board Meeting Minutes
- IV. Council Liaison Updates
- V. New Business
  - a. Joint Meeting with Caribou Planning Board and the Zoning Board of Appeals (ZBA).
    - i. Introductions
    - ii. Role of Planning Board
    - iii. Role of Zoning Board of Appeals
  - b. Review of LD 2003, An Act to Implement the Recommendations of the Commission to Increase Housing opportunities in Maine by Studying Zoning and Land Use Restrictions, was passed by the State Legislature and signed by the Governor in April 2022. The law went into effect July 27, 2022; however, the bill's requirements do not take effect until July 1, 2023. This new law will impact Caribou Code.

"LD 2003 is an express preemption on municipal home rule authority. Therefore, any ordinance or regulation that is not consistent with the law may be challenged as invalid. Municipalities are encouraged to contact legal counsel to discuss how the law will affect the enforcement of existing ordinances and regulations."
  - c. Scheduling for April Comprehensive Plan Required Section Meetings, Fiscal Capacity and Capital Investment Plan, Team Leader David Corriveau.
  - d. Home Occupation Application by John Karst 461 Plante Road, Map 19 Lot 24-A, DBA Emery's Outpost, do retail sales of sporting goods.
  - e. Rezoning request and nonconformance.
    - i. Request from Gary Gagnon regarding development at 658 Main Street, Map 31 Lot 267, Residential application in a commercial zone.
    - ii. Request in future development at Noyes Flower and Plant Shop 11 Franklin Street Map 35 Lot 83.

VI. Old Business

- a. The Home Occupation Permit Application by Patrick Enright 808 Madawaska Road Map 21 Lot 6-A in the R-3 District was not completed.
- b. The Site Design Review Permit Application by Saré Damboise 808 West Presque Isle Road Map 1 Lot 7-B in the R-3 District is not complete.
- c. Update regarding Troy Haney and Jim Gamage's short term rental proposal for the caribou Trailer Park property.

VII. Staff Report

- a. Caribou Trailer Park Closure, eviction at Lot 87 April 30, 2023, ultimate Park closure July, 2023.
- b. 15 Prospect Street
- c. Next Riverfront Renaissance Committee Meeting April 18, 2023, Norther Border Regional Commission (NBRC) Catalyst Grant.
- d. City of Caribou Cannabis Policy City Council/ Planning Board combined meeting update.
- e. Chapter 22 Caribou Development Committee Ordinance

VIII. Adjournment

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*Telephone* (207) 493-3324  
*Fax* (207) 498-3954  
[www.cariboumaine.org](http://www.cariboumaine.org)

### **Caribou Planning Board Notice of Public Hearings**

**Thursday, April 13, 2023, at 6:00 pm**  
**City Council Chambers at the City Office, 25 High Street**  
**The side door (nearest the bank) will be open to the public to attend the meeting.**

**To:** Owner of Record within 500' of the Public Hearing property

**From:** Caribou Planning Board

**Date:** March 13, 2022

**Re:** The Caribou Planning Board will hold a Public Hearing on Thursday, April 13, 2023, at 6:00 pm in City Council Chambers, 25 High Street for a Change of Zoning Request from 201 York Street Map 7 Lot 26 from I-2 (Industrial) to R-3 (Rural Residential).

**Public Hearing:** Change of Zoning Request from 201 York Street Map 7 Lot 26 from I-2 (Industrial) to R-3 (Rural Residential).

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

KM/dl



## **Caribou Planning Board Notice of Public Hearing**

The Caribou Planning Board will hold a Public Hearing on Thursday, April 13, 2023, at 5:30 pm in City Council Chambers, 25 High Street for a Change of Zoning Request from John P. Lajoie, 201 York Street Map 7 Lot 26 from I-2 (Industrial) to R-3 (Rural Residential).

Copies of the map showing the area for the affected are available in the City Clerk's at City Hall, 25 High Street and on the City's website at [www.cariboumaine.org](http://www.cariboumaine.org).

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SODERBERG COMPANY, INC.  
460 YORK STREET  
CARIBOU, ME 04736

MICHAEL P. MICHAUD  
4418 FM 981  
LEONARD, TX 75452

WILLIAM J. BELANGER  
PMB 17555  
BOX ELDER, SD 57719

ESTATE JEANNETTE M. ALBERT  
P.O, BOX 403  
CARIBOU, ME 04736

LAWRENCE H. NEWELL  
P.O. BOX 875  
CARIBOU, ME 04736

JOHN & DEBRA BISHOP  
90 YORK STREET  
CARIBOU, ME 04736

WILFRED MARTIN  
74 YORK STREET  
CARIBOU, ME 04736

DAVID STAIRS  
P.O. BOX 207  
CARIBOU, ME 04736

HOWARD GETCHELL II  
261 YORK STREET  
CARIBOU, ME 04736

KARL A. GETCHELL  
317 SHED ROAD  
NEWVILLE, PA 17241

CARL J. SODERBERG  
22 MEADOWBROOK DRIVE  
CARIBOU, ME 04736

JOHN P. LAJOIE  
P.O.BOX 954  
CARIBOU, ME 04736

KENNETH A. OUELLETTE  
232 YORK STREET  
CARIBOU, ME 04736

RICK S. LISTER  
P.O. BOX 311  
CARIBOU, ME 04736

JORGE INSGNARES  
9360 SARGENT COURT  
ORLANDO, FL 32827

SCOTT K. IRVING  
P.O. BOX 667  
CARIBOU, ME 04736 0667

BRIAN J. & LISA M. BOUCHARD  
222 YORK STREET  
CARIBOU, ME 04736

CARIBOU SOLAR POWER, LLC  
137 BENNETT DRIVE  
SUITE 2  
CARIBOU, ME 04736

BEARCE CARTER OIL COMPANY, INC.  
11 BIRDSEYE AVENUE  
CARIBOU, ME 04736

# Building Inspections & Code Enforcement Permit Fee Payments

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

Date:

03/02/2023

Permit Number:

\_\_\_\_\_

Customer Name:

John Lajoie

13 - Building Permit:	Flat \$50 fee (\$100 if apply after construction begins)	\$ _____
14 - Plumbing permit:	Internal: \$10 / fixture (\$40 minimum) External: Complete disposal system is \$250 Refer to Fee Schedule 3A for partial	75% Caribou \$ _____ 25% State \$ _____
Shellfish Surcharge:	\$15 (full system - external only)	100% State \$ _____

53 - Zoning Document fee: \$ 100.00

54 - Site Design Application: \$90 + \$10 / 2000 sq ft \$ \_\_\_\_\_

0 \$ \_\_\_\_\_

City of Caribou

----- Receipt -----

5 \$ \_\_\_\_\_

Y OFFICE WILL BE CLOSED 12/26 & 1/2

50 (waived if apply in advance) \$ \_\_\_\_\_

\*\*\* REPRINT \*\*\*

03/02/23 8:30 AM DMB #1961-1

TYPE----- REF--- AMOUNT

0 / permit (*not per sign*) \$ \_\_\_\_\_

\*\*John Lajoie

80 (first three) + \$10/each additional lot \$ \_\_\_\_\_

ZONING DOCUMENT

ZONING DOC FEE 100.00

Total 1 : 0 0.00\*

0 \$ \_\_\_\_\_

Paid By: John Lajoie

00 \$ \_\_\_\_\_

Remaining Balance: 0.00

Y OFFICE CLOSING AT 1 PM ON 12/30

Check : 100.00

00 \$ \_\_\_\_\_

1246 - 100.00

**TOTAL:** \$ 100.00

Plumbing Inspections:

Please call Brandon Saucier

554-0654

Building Inspections:

Please call Tony Michaud

493-5966

Planning Board agenda items:

Please call Ken Murchison

493-5967

You can also call the department at (207) 493 - 3324 X 3 (Tony & Penny)



17 Birdseye Ave. Caribou, ME 04736

Phone: (207)498-8231

Fax: (207)498-8719

Email: [Office@Countyelectric.net](mailto:Office@Countyelectric.net)

## Zoning Change Request

April 6, 2023

City of Caribou Planning Board & Mr. Ken Murchison

To whom it may concern,

I am writing to you to request a zoning change at 201 York Street, Caribou Parcel 007-026 Account 510 from I-2 (Industrial) to R-3 (Rural Residential). My son, Marc LaJoie and his wife Julia are planning to purchase a section of my land and hope to build a home this spring.

If you have any questions you can reach me at (207) 227-3211.

Sincerely,

*John P. LaJoie*

John LaJoie

President

County Electric Inc.







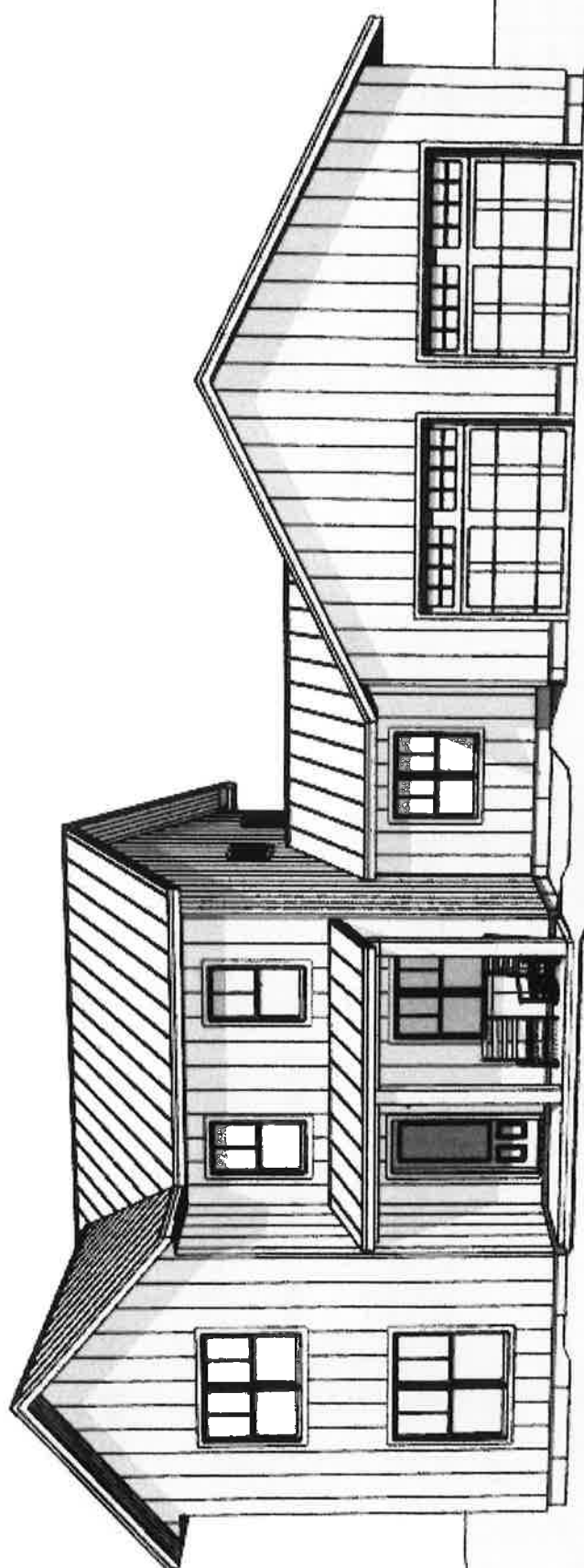
REVISIONS:

PRELIMINARY PLANS  
NOT APPROVED FOR  
INITIAL DRAFT  
CONSTRUCTION

PROJECT DESCRIPTION:  
LAJOIE RESIDENCE  
MADORE ROAD, CYR PLANTATION, MAINE 04785

DRAWINGS PROVIDED BY:  
S.W. COLLINS COMPANY  
207.644.1232  
ERMS@SWCOLLINS.COM

DATE: 3/7/2023  
SCALE: AS NOTED  
SHEET: 1 OF 9

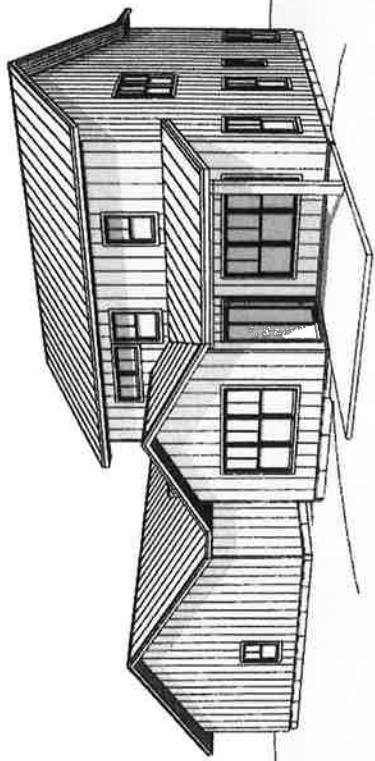


# LAJOIE RESIDENCE

MARC & JULIA LAJOIE  
PROPOSED BUILDING SITE: MADORE ROAD, CYR PLANTATION, MAINE 04785  
BUILDING AREA: MAIN FLOOR - 1225 SQ FT  
SECOND FLOOR - 890 SQ FT  
GARAGE - 900 SQ FT

NOTE: MATERIALS DEPICTED IN  
DRAWING ARE NOT EXACT  
REPRESENTATIONS OF FINAL  
DECISIONS MADE BY THE  
HOMEOWNER. STRICTLY AN  
ASSUMPTION BY DESIGNER.  
MATERIALS MAY CHANGE.

TABLE OF CONTENTS:  
1. COVER  
2. MAIN FLOOR PLAN  
3. SECOND FLOOR PLAN  
4. FOUNDATION PLAN  
5. SCHEDULES & DETAILS  
6. EXTERIOR ELEVATIONS - FRONT & RIGHT  
7. EXTERIOR ELEVATIONS - REAR & LEFT  
8. SECTION DETAIL  
9. SOLAR ORIENTATION





NOTE: ALL DIMENSIONS ARE MEASURED FROM OUTSIDE OF EXTERIOR WALL FRAMING TO CENTER OF WALL OR OPENING. INTERIOR ARE CENTER TO CENTER DIMENSIONS.

THE CONTRACTOR OF THE JOB MUST CHECK ALL DIMENSIONS AND OTHER DETAILS PRIOR TO CONSTRUCTION AND BE SOLELY RESPONSIBLE THEREAFTER.

[illegible]

**GENERAL NOTES:**

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS.
2. CONTRACTOR SHALL COMPLY WITH THE CONTENTS OF THE FOLLOWING SPECIFICATIONS:
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING STANDARDS:
4. ALL MATERIALS SHALL BE OF THE HIGHEST QUALITY AND SHALL BE APPROVED BY THE ARCHITECT BEFORE USE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
6. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
8. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISPOSAL OF ALL WASTE MATERIALS IN ACCORDANCE WITH LOCAL REGULATIONS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL NEIGHBORHOODS AND THE ENVIRONMENT.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL WORKERS AND THE PUBLIC AT ALL TIMES.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL HISTORIC AND CULTURAL RESOURCES.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL WETLANDS AND OTHER SENSITIVE AREAS.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL AIR AND WATER QUALITY.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL SOILS AND GEOLOGICAL FEATURES.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL PLANTS AND ANIMALS.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL MINERAL RESOURCES.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ENERGY RESOURCES.
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20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL OCEANIC RESOURCES.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL SPACE RESOURCES.
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL INFORMATION RESOURCES.
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100. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL HEALTH RESOURCES.

**FRAMING:**

1. UNLESS NOTED OTHERWISE FLOOR FRAMING SHALL CONSIST OF WOOD JOIST FRISSES.

2. FLOOR TRUSS SYSTEM SHALL BE DESIGNED AND ENGINEERED BY TRUSS MANUFACTURER AND COMPLETE INSTALLATION DETAILS SHALL BE PROVIDED.

3. SHEATH ALL EXTERIOR WALLS WITH 1/2" ADVANTAGE OR ONE PRODUCT.

4. TYPICAL INTERIOR WALL, 2X4 @ 16" O.C. UNLESS OTHERWISE NOTED.

### WINDOWS & DOORS

1. ALL WINDOWS ARE INSULATED AND HAVE LOW-E COATING
2. TIGHT FINISH AND MOIST VAPOR AND SEALS WITH GLAZING MATERIALS FOR STATIONARY CONSTRUCTION
3. TIGHT FINISH WILL MEET MINIMUM CLEARANCE AND EASE IN USE
4. CONSIDERATIONS TO ALLOW FOR TIGHT FINISHING

**VENTILATION:**

1. PREVENT CONTINUOUS BRIDGE HEAT'S ON ALL DECKS.
2. PROVIDE CONTINUOUS SATE TO BRIDGE VENTILATION.
3. PROVIDE CONTINUOUS SATE TO BRIDGE VENTILATION.
4. MECHANICAL WHOLE HOME FRESH AIR VENTILATION.
5. LOW-ENERGY RECOVERY VENTILATION HIGHLY RECOMMENDED FOR CONTROLLING AIR QUALITY AND HUMIDITY LEVELS.

**INSULATION:**

1. WALL CAVITIES TO MEET MINIMUM CODE REQUIREMENT OF R17 (2X WALL) - R13+2
2. EXTENSIVE CONTINUOUS INSULATION TO MEET CODE MINIMUM REQUIREMENT OF R17 (2X WALL) R15
3. CEILING INSULATION WILL MEET MINIMUM CODE REQUIREMENT OF R-4, IF UNOBTAINED R-10.

0.37

10

3

1.00

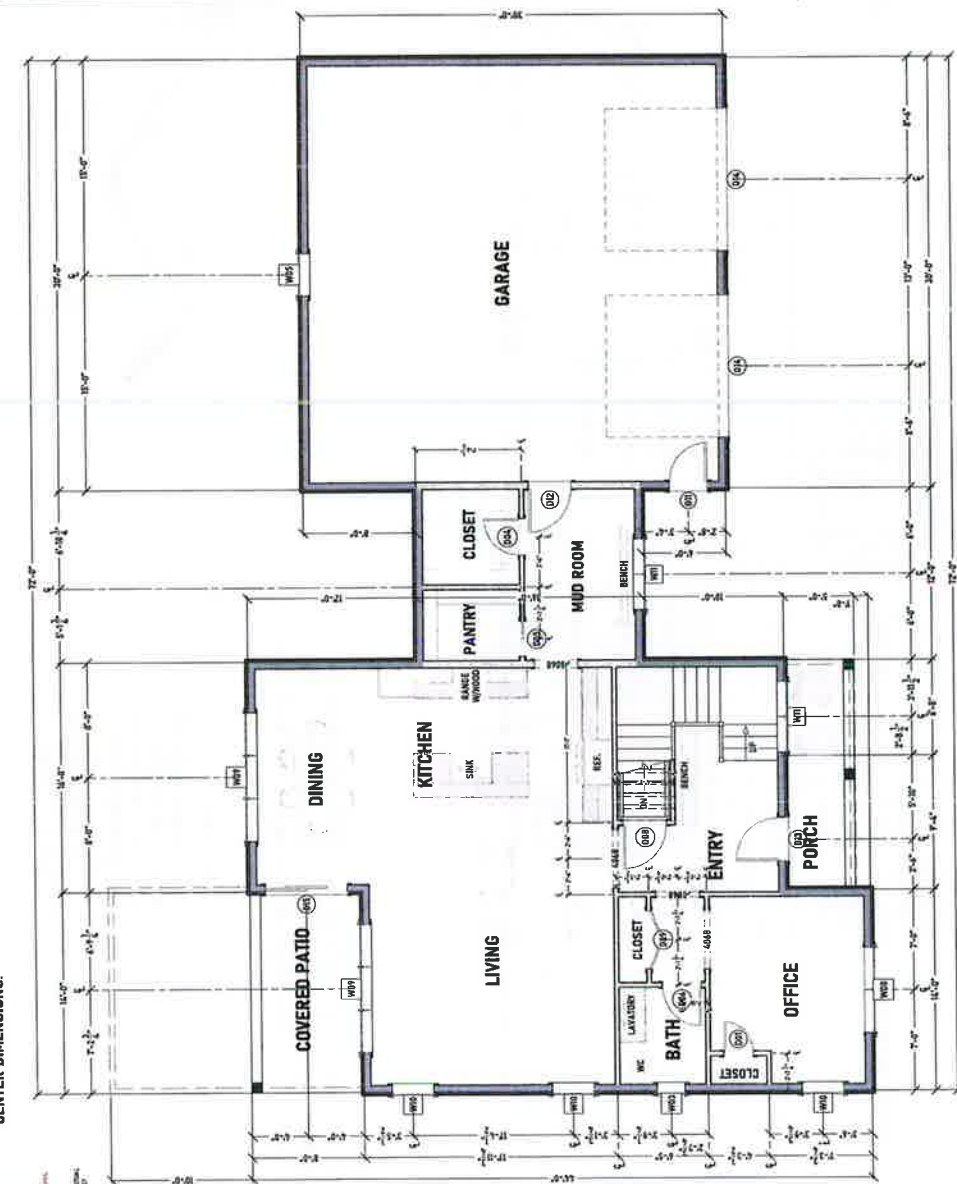
ALL TYPED SERIES OF

EXTERIOR	ICF-NUDGE	INTERIOR	INTERIOR
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INTERIOR	INTERIOR
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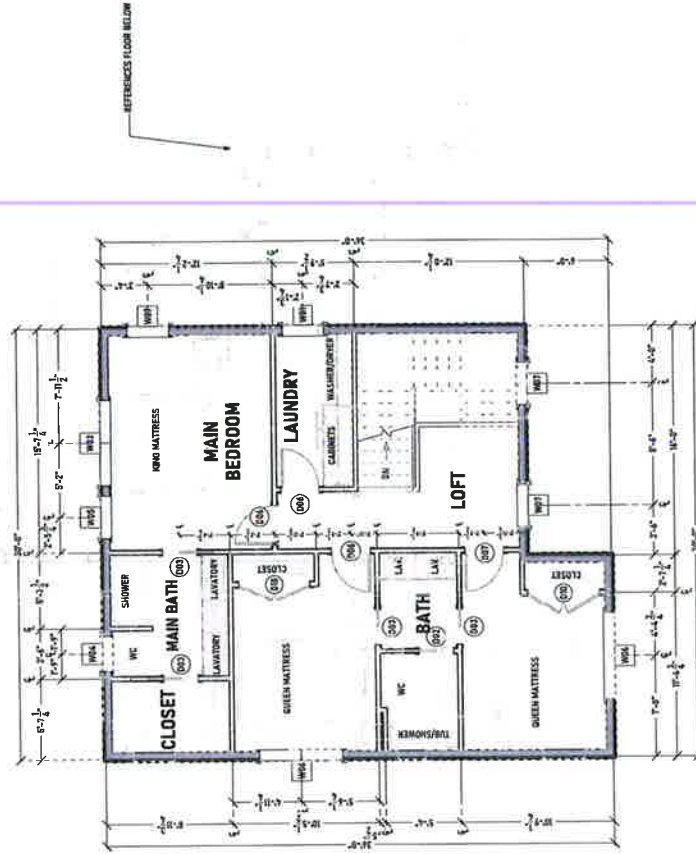
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**MAIN FLOOR PLAN**  
SCALE: 1/4"=7'-0"

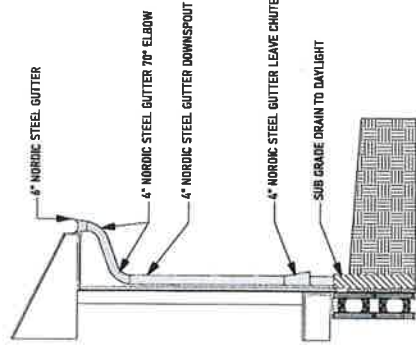


S/N	SPECIAL REQUIREMENTS	SCALE	X AXIS	Y AXIS	Z AXIS	UNIT	COORDINATES		ELEVATION	REMARKS
							POINT	COORDINATE		
101		1:100	10.00	10.00	10.00	M	10.00	10.00	10.00	10.00
102		1:100	10.00	10.00	10.00	M	10.00	10.00	10.00	10.00
103		1:100	10.00	10.00	10.00	M	10.00	10.00	10.00	10.00
104		1:100	10.00	10.00	10.00	M	10.00	10.00	10.00	10.00
105		1:100	10.00	10.00	10.00	M	10.00	10.00	10.00	10.00
106		1:100	10.00	10.00	10.00	M	10.00	10.00	10.00	10.00
107		1:100	10.00	10.00	10.00	M	10.00	10.00	10.00	10.00
108		1:100	10.00	10.00	10.00	M	10.00	10.00	10.00	10.00
109		1:100	10.00	10.00	10.00	M	10.00	10.00	10.00	10.00
110		1:100	10.00	10.00	10.00	M	10.00	10.00	10.00	10.00
111		1:100	10.00	10.00	10.00	M	10.00	10.00	10.00	10.00
112		1:100	10.00	10.00	10.00	M	10.00	10.00	10.00	10.00
113		1:100	10.00	10.00	10.00	M	10.00	10.00	10.00	10.00
114		1:100	10.00	10.00	10.00	M	10.00	10.00	10.00	10.00
115		1:100	10.00	10.00	10.00	M	10.00	10.00	10.00	10.00

**FOUNDATION PLAN**  
SCALE: 1/4"=1'-0"







# NORDIC GUTTER DETAIL - TYP.

Apply Sealant & Backer Behind Wall Detail.

Flashings window when using water-resistant barrier

1. Create window opening
2. Apply water-resistant barrier and cut
3. Apply all flashing and sealant
4. Install window and apply finish flashing
5. Add water-resistant barrier down and tape over side
6. Apply head flashing

Note: In the case of double wall construction, installation of ceiling applied directly to wall is not recommended. It may be necessary to attach non-combustible insulation to exterior wall surface.

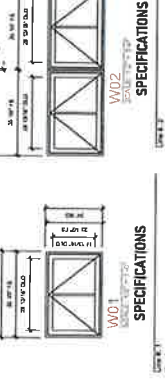


REVISIONS:  
 PRELIMINARY PLANS  
 NOT APPROVED FOR CONSTRUCTION

PROJECT DESCRIPTION:  
 LAJOIE RESIDENCE  
 MADORE ROAD, CTR PLANTATION, MADE 04785

DRAWINGS PROVIDED BY:  
 S.W. COLLINS COMPANY  
 507.64.0172  
 507.64.0173  
 507.64.0174  
 507.64.0175  
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DATE:  
 3/7/2023  
 SCALE:  
 AS NOTED  
 SHEET:  
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DRAWINGS PROVIDED BY:  
S.W. COLLINS COMPANY  
1201 ALBERTA  
20714/123  
INFO@SWCOLLINS.COM

PROJECT DESCRIPTION:  
LAJOIE RESIDENCE  
MADORE ROAD, CYR PLANTATION, MAINE 04785

PRELIMINARY PLANS  
NOT APPROVED FOR  
CONSTRUCTION  
INITIAL DRAFT

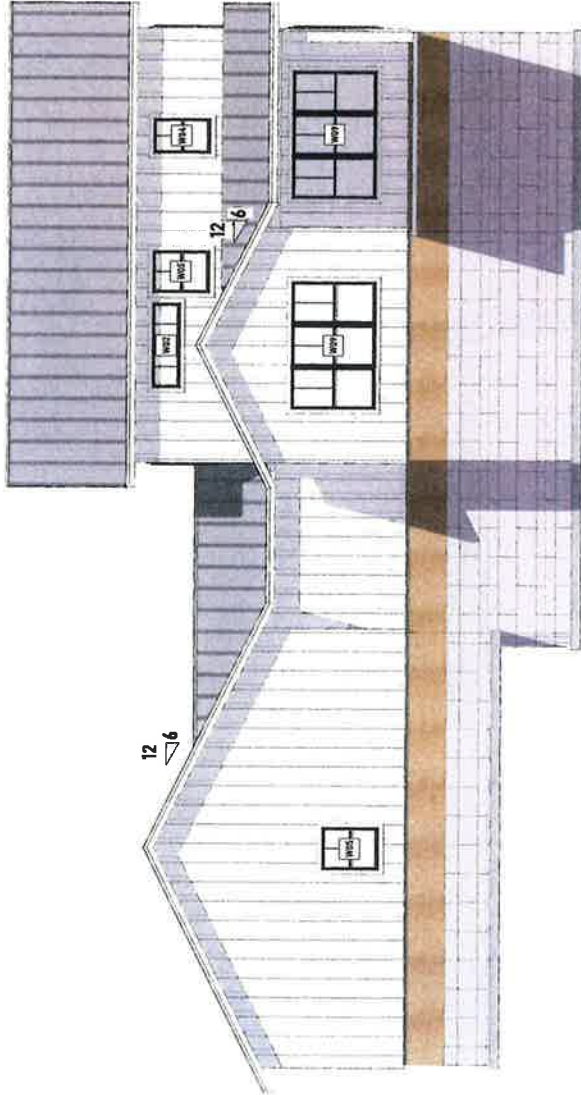
REVISIONS:



LEFT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



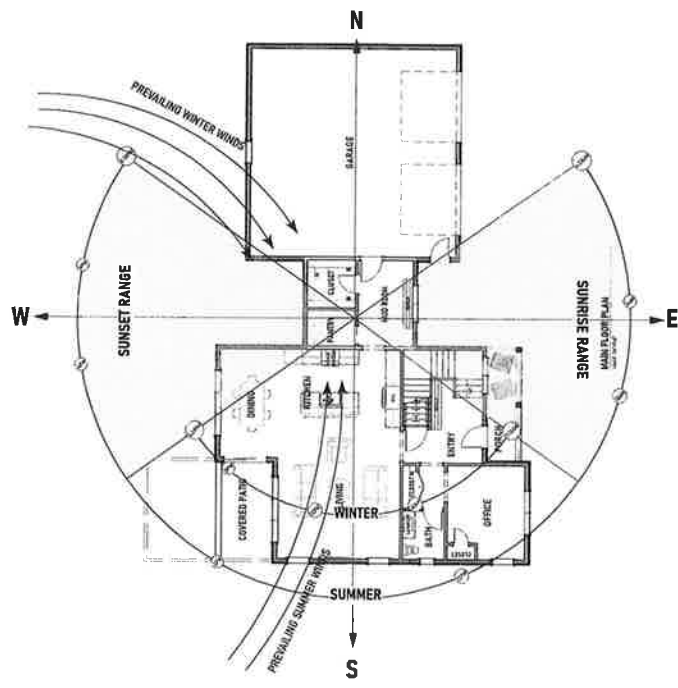
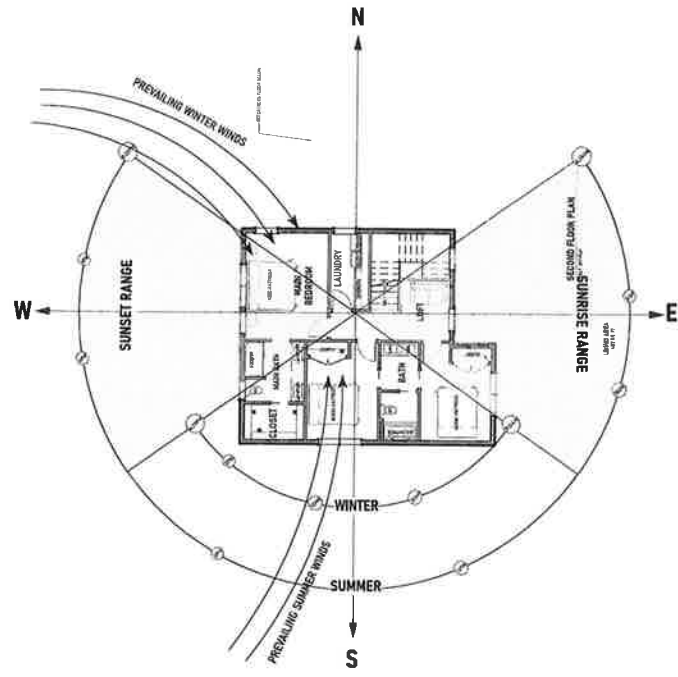
REAR ELEVATION  
SCALE: 1/4" = 1'-0"















## *City of Caribou, Maine*

*Municipal Building*  
25 High Street  
Caribou, ME 04736  
*Telephone* (207) 493-3324  
*Fax* (207) 498-3954  
[www.cariboumaine.org](http://www.cariboumaine.org)

### **Caribou Planning Board Meeting Minutes Thursday, March 9, 2023 @ 6:00 pm City Council Chambers**

**Members Present:** Steve Wentworth, Amanda Jandreau, David Corriveau, Eric Hitchcock

**Members Absent:** Frank McElwain, James Belanger, Liaison Dan Bagley

**Others in Attendance:** Ken Murchison, Tony Michaud, Caribou Building Official

#### **I. Call Meeting to Order, Determine Quorum**

Chairperson Amanda Jandreau called the meeting to order at 6:03 pm a quorum was not present at this time.

#### **II. Public Hearings**

None

#### **III. Approval of minutes**

Minutes were reviewed with amendments suggested and then tabled for lack of quorum.

Amendments, Date, Time changed from 5:30 to 6:00 pm, typo section VI, 2013 should be 2023, section VII, "Trail" should be "trailer".

#### **IV. Council Liaison Update**

No update from Liaison

#### **V. New Business**

- a. Rezoning Request from John Lajoie regarding Map 007 Lot 026, 201 York Street from I-2 Industrial to R-3 Rural Residential.

Mr. Lajoie plans to divide this property for residential development among family. The property was described as one lot with the Rail Right of way running through it just west of the Bearce Carter Oil Company property. Currently there is a building with warehouse and apartment and stockpiles of materials. The Caribou Stream side of the property is in the Shoreland Zone and the property extends to Sincock Street area where there are two residential structures and the City Pedestrian Trail. The ATV and Snowmobile trails runs adjacent to and through the lot.

Industrial applications in this area are limited to due to lack of utilities (sewer and water) and most uses allowed in the I-2 would also be allowed in the proposed R-3 district.

Dave Corriveau arrives at 6:30 pm a quorum is now present.

**Approval of minutes resumed.** Amendments noted from initial review.

Motion by Eric Hitchcock to accept minutes as amended, seconded by David Corriveau

#### **Roll Call Vote:**

Steve Wentworth – Yes; David Corriveau – Yes, Eric Hitchcock – Yes. Amanda Jandreau – Yes. Passed by majority vote.

Rezoning Request from John Lajoie discussion resumed.

Other potential rezoning request, Solman Street, High Street.

Check with John Lajoie if there is interest in retaining a portion of his lot as I-2.

Motion by Steve Wentworth to schedule a Public Hearing for April 13, 2023, for the Rezoning of Map 007 Lot 026, 201 York Street from I-2 Industrial to R-3 Rural Residential., seconded by David Corriveau

**Roll Call Vote:**

Steve Wentworth – Yes; David Corriveau – Yes, Eric Hitchcock – Yes. Amanda Jandreau – Yes. Passed by majority vote.

- b. Other potential rezoning request from C-2 to R-2, Solman Street, High Street.
- c. Caribou Riverfront Renaissance comments regarding the proposed Land Use Table and zoning definitions for the Riverfront Development District.

The Riverfront Renaissance Committee did a thorough review of the Proposed Land Use Table in the Riverfront Development District and offered several minor suggestions. Overall, it was suggested that if possible, there could be more “Permitted” uses as appropriate to inspire development and some areas could be addressed for consistency as noted and highlighted on the attached Land Use Table worksheet. The CEO drafted definitions for the associated Zoning Districts.

Planning Board to schedule a workshop at the next (April 13, 2023) Planning Board Meeting in conjunction with ongoing Comprehensive Plan Proposed Land Use, Proposed Zoning.

- d. Schedule for March Comprehensive Plan Required Section Meetings, Housing.  
March 23, 2023 Steve Wentworth is the Team Leader.

## **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.  
Sonja has withdrawn her request.
- b. The Home Occupation Permit Application by Patrick Enright 808 Madawaska Road Map 21 Lot 6-A in the R-3 District was not completed.  
Will follow up.
- c. The Site Design Review Permit Application by Saré Damboise 808 West Presque Isle Road Map 1 Lot 7-B in the R-3 District is not complete.  
Will follow up.

Dave Corriveau had a suggestion for New Business or Other Business a response to the presentation by Troy Haney and Jim Gamage regarding a proposed short term rental scenario for the caribou Trailer Park property. What role would the Planning Board take in any recommendation to Council that would be appropriate? Follow up with Dan Bagley and Andrea Flannery of the Airport Committee on how to proceed.

- d. Proposed “City of Caribou Cannabis Business Ordinance” Agenda.

Joint Meeting scheduled for March 14<sup>th</sup>, 2023. Meeting with Caribou City Council/Caribou Planning Board with Maine Office of Cannabis Policy.

## **VII. Staff Report**

- a. Caribou Trailer Park Closure/West Gate Villa Clean Up
- b. Caribou Trailer Park Closure
  - Power outage at Lot 87
- c. Next Riverfront Renaissance Committee Meeting March 21, 2023

**VIII. Next Meeting**

- a. April 13, 2023, at 6:00 pm at the Caribou City Council Chambers

**IX. Adjournment**

Motion by Eric Hitchcock to adjourn, seconded by Steve Wentworth

**Roll Call Vote:**

Steve Wentworth –Yes; David Corriveau – Yes, Eric Hitchcock – Yes. Amanda Jandreau – Yes. Passed by majority vote. Meeting Adjourned 7:40 pm.

Respectfully Submitted,

James Belanger  
Planning Board Secretary

AJ/KM





City of Caribou  
Site Design Review Application  
Home Occupation

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

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

Please print or type all information

Name of Applicant: John R Karst  
Business Name: Emery's Outpost  
Property Address: 461 Plante R.D., Caribou, ME 04736  
Phone: 207-460-5775 E-mail: johnkarst461@gmail.com  
Tax Map: 19 Lot: 24-A Zone: R-3 Residence Type: Res

Aroostook County Registry of Deeds: Book # 6186 Page # 31

Total sq ft of residence: 1248 Total sq ft used for business: 144 sq ft 0% 11

Total sq ft of accessory structures: 0 Total sq ft used for business: 0 0%

Hours of operation: 32 hrs wk Estimated customers/hr 2 Estimated customers/day 12

Describe proposed business, including products and services offered and estimated impacts on traffic, noise, and environmental impacts

This retail shop will be geared toward hunting and fishing supplies. Some handmade products, picnic tables, etc. Services offered: Sharpen blades, axes. Due to history of traffic on Plante road, even if business draws larger crowds (40/day), I do not see any complications arising. No environmental impacts, this is just a small retail shop.

Is any portion of the property within 250 feet of the normal high water line of a lake, pond, river, or wetland or within 75 feet of any stream? ☐ Yes ☒ No

Is any portion of the property within a Flood Hazard Zone? ☐ Yes ☒ No

Indicate any restrictive covenants currently in the deed or lease (or state "None"):

None

Water Supply: Private Well ☒ Public Water Supply ☐

Sewage Disposal: Private SSWD ☒ Public Sewer: ☐

Estimated sewage disposal gallons per day: 25 / 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

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

Will customers have access to levels above or below ground floor? ☐ Yes ☒ No

Will the business employ any persons who are not residents of the home? ☐ Yes ☒ No

If yes, how many employees? \_\_\_\_\_

Does the business require licensure from the State of Maine or other entity? ☒ Yes ☐ No  
(Retail Cert)

Are there any other home businesses operating from this residence? ☐ Yes ☒ No

If yes, provide description(s): \_\_\_\_\_

Will the business use explosives, incendiary products/devices, flammable materials, or hazardous chemicals in amounts greater than typical household quantities? ☐ Yes ☒ No

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

Signature of Applicant: \_\_\_\_\_

Date: 3/27/23



### Application Checklist (CEO completes)

☐ Category I, Permitted Home Occupation  
(reviewed/approved by CEO)

☒ Category II, Conditional Use Home Occupation  
(reviewed/approved by Planning Board)

1. X A copy of the deed to the property, option to purchase the property, lease, or other documentation to demonstrate applicant's right, title, or interest in the property.
2. X Names and addresses of all abutting landowners (from assessing office).
3. X Copy of tax card and tax map for property with zoning designation (from assessing office)
4. X 1 complete set of plans, provided in Adobe Acrobat high-resolution .pdf file(s), showing the following:
  - X a. Graphic scale and north arrow.
  - X b. Location and dimensions of any existing or proposed easements (from deed)
  - X c. Size, shape, and location of existing and proposed buildings on the site including dimensions of the buildings and setbacks from property lines.
  - X d. Access for Emergency Vehicles, location and layout design of vehicular parking, circulation areas, loading areas, and walkways including curb cuts, driveways, parking space and vehicle turn around areas.
  - X e. Location and names of streets adjacent to the proposed development and rights-of-way (from deed).
  - f. Scaled drawing of floor plan(s), showing dimensions of proposed customer areas, work/production areas, and storage areas, along with dedicated living spaces.
  - NA g. Conceptual treatment of landscaping buffers, screens, and plantings.
  - X h. Location of outdoor storage areas, fences, signage and accessory structures.
  - i. All proposed signage and exterior lighting including the location, size and wording of all signs and location and type of exterior lights.

Date Application Determined to be Complete by CEO: 03/06/2023 K6M

### Category I Home Occupation Evaluation (CEO completes)



The business shall employ only residents of the dwelling unit and up to one non-resident.



The business shall be operated entirely within the principle and accessory structures.



The business shall occupy no more than 50% of the total floor area of the principle dwelling structure and up to 100% of the total floor area of accessory structures.



The business shall not permit customer access on any level other than the ground level of the principle and accessory structures, unless the structures are protected throughout with a State Fire Marshal approved sprinkler system.



The business shall not produce any objectionable noise, vibrations, smoke, dust, electrical disturbance, odors, heat, glare or other nuisances.



The business shall accommodate off-street parking for clients or customers.



The business shall provide means of egress/ingress that are consistent with NFPA Life Safety Code 101 and the Americans with Disabilities Act.

Home Occupation Application for: \_\_\_\_\_

Address: \_\_\_\_\_

**Decision by the Code Enforcement Officer**

Date: \_\_\_\_\_

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

Signed: \_\_\_\_\_  
Caribou Code Enforcement Officer

**Conditions of Approval:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Reason(s) for Denial:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

# Building Inspections & Code Enforcement Permit Fee Payments

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

Date:

March 30, 2023

Permit Number: \_\_\_\_\_

Customer Name:

John Karst

13 - Building Permit: Flat \$50 fee (\$100 if apply after construction begins) \$ \_\_\_\_\_

14 - Plumbing permit: Internal: \$10 / fixture (\$40 minimum)  
External: Complete disposal system is \$250  
Refer to Fee Schedule 3A for partial 75% Caribou \$ \_\_\_\_\_

25% State \$ \_\_\_\_\_

Shellfish Surcharge: \$15 (full system - external only) 100% State \$ \_\_\_\_\_

53 - Zoning Document fee: \$ \_\_\_\_\_

54 - Site Design Application: \$90 + \$10 / 2000 sq ft \$ 90.00

Home Occupation

55 - Board of Appeals Application: \$90 \$ \_\_\_\_\_

56 - Certificate of Occupancy: \$25 \$ \_\_\_\_\_

\$250 (waived if apply in advance) \$ \_\_\_\_\_

\$50 / permit (not per sign) \$ \_\_\_\_\_

\$180 (first three) + \$10/each additional lot \$ \_\_\_\_\_

City of Caribou

\$40 \$ \_\_\_\_\_

\$100 \$ \_\_\_\_\_

\$100 \$ \_\_\_\_\_

**TOTAL:** \$ 90.00

Y OFFICE WILL BE CLOSED 12/25 & 1/1

03/30/23 10:57 AM CLG #2891-1  
TYPE----- REF--- AMOUNT

\*\*JOHN KARST

SITE DESIGN RE HOME OCCUP

SITE DESIGN FEE 90.00

Total: 9 0.00

Paid By: JOHN KARST

Remaining Balance: 0.00

Y OFFICE CLOSING AT 1 PM ON 12/29

Check : 90.00

57198 - 90.00

Please call Brandon Saucier

554-0654

Please call Tony Michaud

493-5966

Please call Ken Murchison

493-5967

the department at (207) 493 - 3324 X 3 (Tony & Penny)

# SAVINGS AND LOAN MONEY ORDER

57198

REMITTER

John Karst



Aroostook County Federal  
Savings & Loan Association  
Caribou, ME 04736

30 Mar 2023

52-7379/2112

PAY TO THE  
ORDER OF

\*\*\*City of Caribou\*\*\*

\*\*\*\*\*90.00

Ninety and 00/100\*\*\*\*\*

  
AUTHORIZED SIGNATURE

⑈057198⑈ ⑈211273794⑈ 01 100⑈0620 1⑈

WARRANTY DEED  
MAINE STATUTORY SHORT FORM

**Albert J. LaFrancois** and **Joyce M. LaFrancois** of Caribou, County of Aroostook, State of Maine, for consideration paid, grants to **John Karst** with a mailing address of 60 Oak Street, Ellsworth, ME 04605, with **Warranty Covenants**, the following described real estate in Caribou, County of Aroostook, State of Maine, being more particularly described as follows:

A small piece or parcel of land being a part of Lot Numbered One Hundred Seventy-Three (173) in the north half of Caribou formerly "T" Township and more particularly described as follows, to wit:

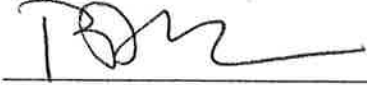
Commencing at the intersection of the town line between the Town of New Sweden, Maine and Caribou, Maine, and the Northerly margin of the East Road, so-called, in said Caribou; thence Easterly along the said Northerly margin of said East Road, so-called, Four Hundred Forty-three Feet (443') to an iron pin there situate for the point and place of beginning; thence North Twenty Degrees Ten Minutes East (N 20° 10' E) One Hundred Eighteen Feet Eight Inches (118'.8") more or less to an iron pin; thence North Sixty-nine Degrees Fifty Minutes West (N 69° 50' W) One Hundred Sixty-nine Feet (169'), more or less, to an iron pin; thence South Twenty Degrees Ten Minutes West (S 20° 10' W) One Hundred Eighteen Feet Eight Inches (118'.8"), more or less, to an iron pin situate on the said Northerly margin of said East Road, so-called; thence South Sixty-nine Degrees Fifty Minutes East (S 69° 50' E) and along the Northerly margin of said East Road, so-called, One Hundred Sixty-nine Feet (169'), more or less, to the point and place of beginning.

Being the same premises conveyed to Albert J. LaFrancois and Joyce M. LaFrancois by Warranty Deed of Fred LaFrancois and Lucy LaFrancois dated November 10, 1981 and recorded in the Southern Aroostook Registry of Deeds in Book 1566, Page 99.

**Witness** our hands and seal this 24<sup>th</sup> day of June, 2021



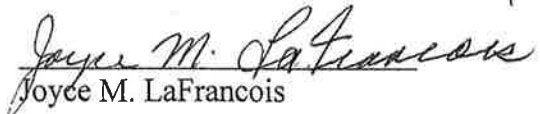
Witness



Witness



Albert J. LaFrancois



Joyce M. LaFrancois

# PURCHASE AND SALE AGREEMENT

("days" means business days unless otherwise noted, see paragraph 23)

Offer Date May 24, 2021

May 24, 2021 Effective Date  
Effective Date is defined in Paragraph 23 of this Agreement.

1. PARTIES: This Agreement is made between John Karst

("Buyer") and

Albert Lafrancois, Joyce Lafancois

("Seller").

2. DESCRIPTION: Subject to the terms and conditions hereinafter set forth, Seller agrees to sell and Buyer agrees to buy ☒ all ☐ part of (if "part of" see para. 26 for explanation) the property situated in municipality of Caribou, County of Aroostook, State of Maine, located at 461 Plante Rd and described in deed(s) recorded at said County's Registry of Deeds Book(s) 1566, Page(s) 99.

3. FIXTURES: The Buyer and Seller agree that all fixtures, including but not limited to existing storm windows, screens, shades and/or blinds, shutters, curtain rods, built-in appliances, heating sources/systems including gas and/or kerosene-fired heaters and wood/pellet stoves, sump pump, electrical fixtures, hard-wired generators, landscaping, and No Exceptions are included with the sale except for the following: No Exceptions. Seller represents that all mechanical components of fixtures will be operational at the time of closing except: No Exceptions.

4. PERSONAL PROPERTY: The following items of personal property as viewed on May 24, 2021 are included with the sale at no additional cost, in "as is" condition with no warranties: Dryer, Washer, Electric Range, Refrigerator, Stacked wood in basement, lawn tractor 2013.

5. PURCHASE PRICE/EARNEST MONEY: For such Deed and conveyance Buyer agrees to pay the total purchase price of \$110,000.00. Buyer ☐ has delivered; or ☒ will deliver to the Agency within 5 days of the Effective Date, a deposit of earnest money in the amount \$ 2,500.00. Buyer agrees that an additional deposit of earnest money in the amount of \$ \_\_\_\_\_ will be delivered \_\_\_\_\_. If Buyer fails to deliver the initial or additional deposit in compliance with the above terms Seller may terminate this Agreement. This right to terminate ends once Buyer has delivered said deposit(s). The remainder of the purchase price shall be paid by wire, certified, cashier's or trust account check upon delivery of the Deed.

This Purchase and Sale Agreement is subject to the following conditions:

6. ESCROW AGENT/ACCEPTANCE: Progressive Realty ("Agency") shall hold said earnest money and act as escrow agent until closing; this offer shall be valid until May 25, 2021 (date) 5:00 ☐ AM ☒ PM; and, in the event of non-acceptance, this earnest money shall be returned promptly to Buyer.

7. TITLE AND CLOSING: A deed, conveying good and merchantable title in accordance with the Standards of Title adopted by the Maine Bar Association shall be delivered to Buyer and this transaction shall be closed and Buyer shall pay the balance due and execute all necessary papers on June 24, 2021 (closing date) or before, if agreed in writing by both parties. If Seller is unable to convey in accordance with the provisions of this paragraph, then Seller shall have a reasonable time period, not to exceed 30 calendar days, from the time Seller is notified of the defect, unless otherwise agreed to in writing by both Buyer and Seller, to remedy the title. Seller hereby agrees to make a good-faith effort to cure any title defect during such period. If, at the later of the closing date set forth above or the expiration of such reasonable time period, Seller is unable to remedy the title, Buyer may close and accept the deed with the title defect or may terminate this Agreement in which case the parties shall be relieved of any further obligations hereunder and any earnest money shall be returned to the Buyer.

8. DEED: The property shall be conveyed by a Warranty deed, and shall be free and clear of all encumbrances except covenants, conditions, easements and restrictions of record which do not materially and adversely affect the continued current use of the property.

MAP_BK_LOT	Account	Owner1	Owner2	StreetNo	StreetName	Mailing1	City	State
019-024	2120	GRIFFETH, ROBERT A.	GRIFFETH, MARLENE A.	481	PLANTE ROAD	480 PLANTE ROAD	CARIBOU	ME
019-024-A	2121	LAFRANCOIS, ALBERT J	LAFRANCOIS, JOYCE M	461	PLANTE ROAD	461 PLANTE ROAD	CARIBOU	ME
019-025	2123	GRIFFETH, ROBERT A	GRIFFETH, MARLENE A	480	PLANTE ROAD	480 PLANTE ROAD	CARIBOU	ME

KARST, JOHN  
461 PLANTE ROAD  
CARIBOU ME 04736

B1566P99 B6186P91

Previous Owner  
LAFRANCOIS, ALBERT J  
LAFRANCOIS, JOYCE M  
159 STATION ROAD  
NEW SWEDEN ME 04762  
Sale Date: 6/24/2021

Property Data

Neighborhood	5 5
Tree Growth Year	0
X Coordinate	0
Y Coordinate	0
Zone/Land Use	11 Residential

Secondary Zone

Topography 2 Rolling

1. Level	4. Below St	7. Level/Bog
2. Rolling	5. Low	8.
3. Above St	6. Swampy	9.

Utilities 4 Drilled Well 7 Septic System

1. Public	4. Dr Well	7. Septic
2. Water	5. Dug Well	8. Holding Ta
3. Sewer	6. Shared Wel	9. None

Street 1 Paved

1. Paved	4. Proposed	7.
2. Semi Imp	5. R/O/W	8.
3. Gravel	6.	9. None

TG PLAN YEAR

ACTION NEEDED 0

Sale Data

Sale Date 6/24/2021

Price 110,000

Sale Type 2 Land & Buildings

1. Land	4. Mobile	7. C/I L&B
2. L & B	5. Other	8.
3. Building	6. C/I Land	9.

Financing 9 Unknown

1. Convent	4. Seller	7.
2. FHA/VA	5. Private	8.
3. Assumed	6. Cash	9. Unknown

Validity 1 Arms Length Sale

1. Valid	4. Split	7. Renovate
2. Related	5. Partial	8. Other
3. Distress	6. Exempt	9.

Verified 5 Public Record

1. Buyer	4. Agent	7. Family
2. Seller	5. Pub Rec	8. Other
3. Lender	6. MLS	9.

Assessment Record

Year	Land	Buildings	Exempt	Total
2009	7,400	71,900	16,800	62,500
2010	7,400	71,900	13,600	65,700
2011	7,400	71,900	13,200	66,100
2012	15,600	92,200	16,000	91,800
2013	15,600	92,200	16,000	91,800
2014	15,600	92,200	16,000	91,800
2015	15,600	92,200	16,000	91,800
2016	15,600	92,200	21,000	86,800
2017	15,600	92,200	26,000	81,800
2018	15,600	92,200	26,000	81,800
2019	15,600	92,200	26,000	81,800
2020	15,600	92,200	31,000	76,800
2021	15,600	92,200	31,000	76,800
2022	15,600	92,200	0	107,800

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.				%		1. Use
12.				%		2. R/W
13.				%		3. Topography
14.				%		4. Size/Shape
15.				%		5. Access
				%		6. Restriction
				%		7. Vacancy
				%		8. Semi-Improved
				%		9. Fract. Share
				%		Acres
				%		30. Rear Land 3
				%		31. Rear Land 4
				%		32. Dominant Easem
				%		33. Servient Easem
				%		34. Tillable
				%		35. Pasture
				%		36. Orchard
				%		37. Softwood TG
				%		38. Mixed Wood TG
				%		39. Hardwood TG
				%		40. Wasteland
				%		41. Gravel Pit
				%		42. Mobile Home Ho
				%		43.
				%		44. Lot Improvemen
				%		45. Mobile Home Pa
				%		46. Golf Course pe

Square Foot

Square Feet

16. Lindsey Estate  
17.  
18.  
19.  
20.

Fract. Acre

21. House Lot (Fra  
22. BaseLot (Fract  
23.

Acres

24. HouseLot  
25. BaseLot  
26. Lindsey Estate  
27.

28. Rear Land 1  
29. Rear Land 2

Total Acreage 0.46

Notes:

Caribou



Map Lot 019-024-A

Account 2121

Location 461 PLANTE ROAD

Card 1 Of 1 4/06/2023

Caribou

Building Style 8 Cottage				SF Bsm't Living 0				Layout 1 Typical			
1.Conv.	5.Colonial	9.Condo		Fin Bsm't Grade	0	0		1.Typical	4.	7.	
2.Ranch	6.Split	10.Log		OPEN 5 OPTIONAL	0			2.Inadeq	5.	8.	
3.R.Ranch	7.Contemp	11.Other		Heat Type	100%	5	Forced Warm Air	3.		9.	
4.Cape	8.Cottage	12.Gambrel		1.HVWB	5.FWA		9.No Heat	Attic 9 None			
Dwelling Units 1				2.HVCI	6.GravWA		10.	1.1/4 Fin	4.Full Fin	7.	
Other Units 0				3.H Pump	7.Electric		11.	2.1/2 Fin	5.Fin/Stair	8.	
Stories 1 One Story				4.Radiant	8.F/Wall		12.	3.3/4 Fin	6.	9.None	
1.1	4.1.5	7.3.50		Cool Type	0%	9 None		Insulation 1 Full			
2.2	5.1.75	8.4		1.Refrig	4.W&C Air		7.	1.Full	4.Minimal	7.	
3.3	6.2.5	9.		2.Evapor	5.	8.	8.	2.Heavy	5.Partial	8.	
Exterior Walls 1 Wood Siding				3.H Pump	6.	9.None		3.Capped	6.	9.None	
1.Wood	5.Shingles	9.Other		Kitchen Style	2 Typical			Unfinished %	0%		
2.Vinyl	6.Brick	10.Alum		1.Modern	4.Obsolete		7.	Grade & Factor	2 Fair 110%		
3.Compos.	7.Single	11.Log		2.Typical	5.	8.		1.E Grade	4.B Grade	7.AAA Grad	
4.Asbestos	8.Concrete	12.Stone		3.Old Type	6.	9.None		2.D Grade	5.A Grade	8.MS Grade	
Roof Surface 1 Asphalt Shingles				Bath(s) Style	2 Typical Bath(s)			3.C Grade	6.AA Grade	9.Same	
1.Asphalt	4.Composit	7.		1.Modern	4.Obsolete		7.	SQFT (Footprint) 1440			
2.Slate	5.Wood	8.		2.Typical	5.	8.		Condition 4 Average			
3.Metal	6.Roll'd R	9.		3.Old Type	6.	9.None		1.Poor	4.Avg	7.V G	
SF Masonry Trim 0				# Rooms	0			2.Fair	5.Avg+	8.Exc	
OPEN-3-CUSTOM 0				# Bedrooms	2			3.Avg-	6.Good	9.Same	
Year Built 1985				# Full Baths	1			Phys. % Good	0%		
Year Remodeled 0				# Addn Baths	1			Func. % Good	100%		
Foundation 1 Concrete				# Addn Fixtures	0			Functional Code 9 None			
1.Concrete	4.Wood	7.ICF		# Fireplaces	0			1.Incomp	4.Plb/Heat	7.	
2.C Block	5.Slab	8.						2.O-Built	5.	8.Frac Sha	
3.Br/Stone	6.Piers	9.						3.Style	6.	9.None	
Basement 4 Full Basement								Econ. % Good	100%		
1.1/4 Bmt	4.Full Bmt	7.						Economic Code None			
2.1/2 Bmt	5.Crawl Sp	8.						0.None	3.No Power	7.	
3.3/4 Bmt	6.	9.None						1.Location	4.Generat	8.	
Bsm't Gar # Cars 0								2.Encroach	9.None	9.	
Wet Basement 1 Dry Basement								Entrance Code 1 Interior Inspect			
1.Dry	4.Dirt	7.						1.Interior	4.Vacant	7.	
2.Damp	5.	8.						2.Refusl	5.Estimate	8.Exist R	
3.Wet	6.	9.						3.Informed	6.Hanger	9.	
								Information Code 1 Owner			
								1.Owner	4.Agent	7.Vacant	
								2.Relative	5.Estimate	8.Exist R	
								3.Tenant	6.Other	9.For Sale	



1st FB	
30.0	48.0
7.0	48.0
	OP

garage	
48.0	
21.0	



09.10.2011 11:49

**City of Caribou**  
**Tax Information Sheet**  
**As of: 04/06/2023**

**Account:** 2121      **Name:** KARST, JOHN

**Location:** 461 PLANTE ROAD

**Map and Lot:** 019-024-A

**Sale Date:** 06/24/2021

**Deed Reference:** B6186P91 06/24/2021 B1566P99  
11/12/1981

**Sale Price:** \$110,000

**Land:** 15,600  
**Building:** 92,200  
**Exempt** 0  
**Total:** 107,800

**Total Acres:** 0.46  
**Tree Growth:** Soft : 0 Mixed : 0 Hard : 0  
**Farmland:**  
**Open Space:**  
**Zoning:** 11 - Residential  
**SFLA:** 1440

	<b>Amount</b>	<b>Mill Rate</b>
<b>Last Billed : 2022-1</b>	2,538.69	23.550
<b>Previous Billed : 2021-1</b>	1,808.64	23.550

<b>Outstanding Taxes</b>					
<b>Year</b>	<b>Per Diem</b>	<b>Principal</b>	<b>Interest</b>	<b>Costs</b>	<b>Total</b>
2022-1	0.0062	56.20	0.04	0.00	56.24
	0.0062	56.20	0.04	0.00	56.24
<b>2022-1 Period Due</b>					
	06/24/2022	56.20	0.04	0.00	56.24
					56.24

Information Given By: \_\_\_\_\_  
Title: \_\_\_\_\_ 04/06/2023

All calculations are as of: 04/06/2023

NEW SWEDEN

318.2'

173

174

481

R. & M. GRIFFETH

24

481 A. & J. LoFRANCOIS

169'

24A

443'

171

25A

J.T. LATHAM

PLANT

ROAD

172

CEDAR HILL LANE

480

R. & M. GRIFFETH

25

R. & M. G



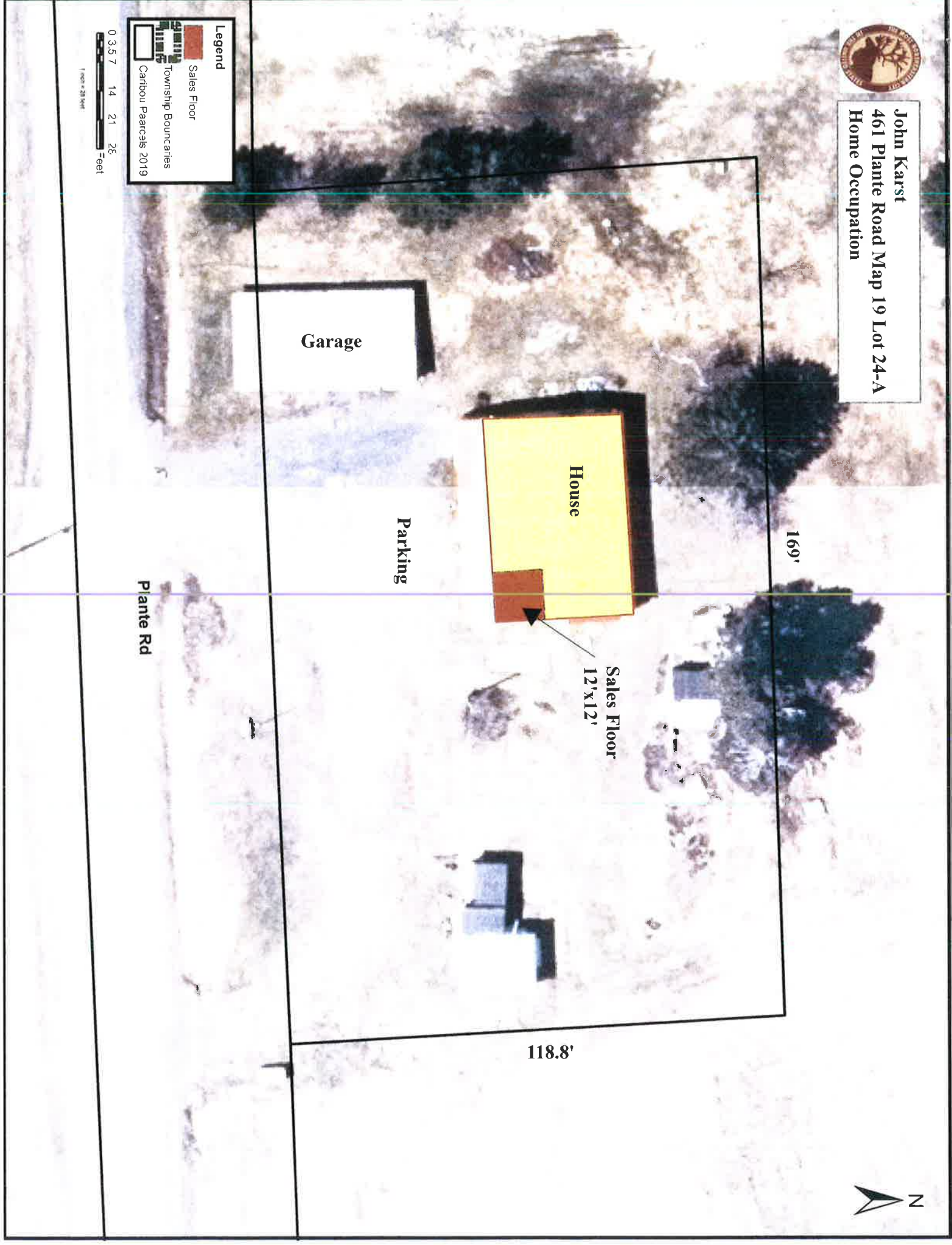
John Karst  
461 Plante Road Map 19 Lot 24-A  
Home Occupation



**Legend**

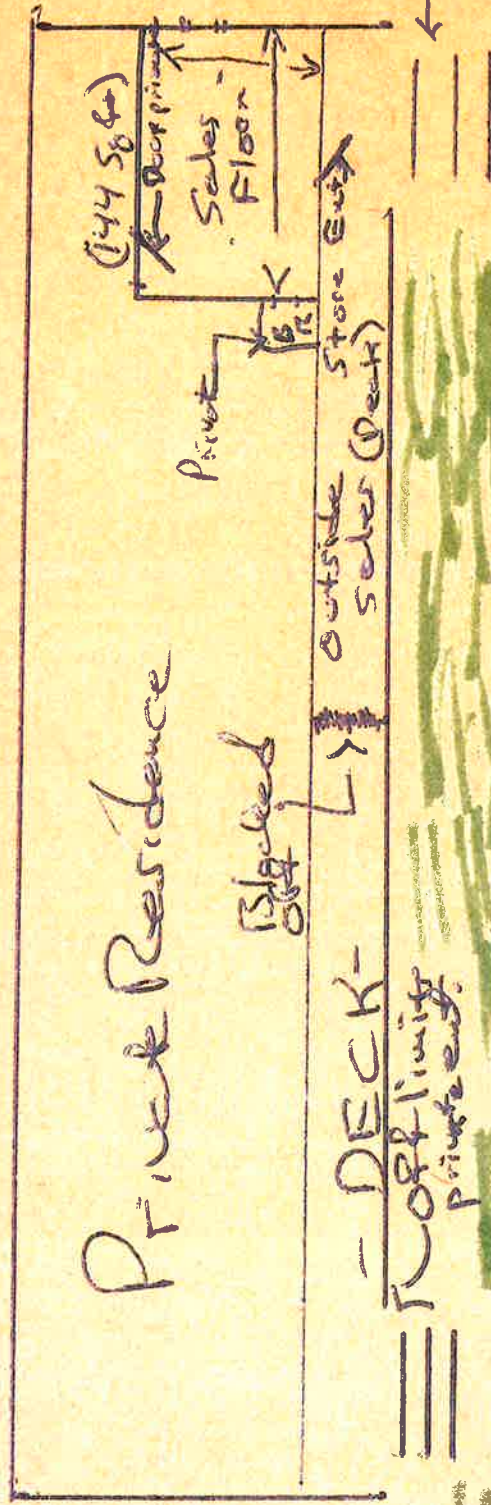
-  Sales Floor
-  House
-  Township Boundaries
-  Caribou Parcels 2019

0 3.5 7 14 21 25  
feet





in front  
1 plant no  
box, also 04776



Parking (up to 12 cars)

Entrance

S

Exit



## **Chapter 22 Caribou Development Committee**

### **ARTICLE 1 Caribou Development Committee**

#### **Section**

22-101	Preamble
22-102	Appointment and Tenure
22-103	Responsibility
22-104	Bylaws
22-105	Compensation Benefits
22-106	Purpose
22-107	Funding
22-108	Reporting Requirements

## **Chapter 22 Caribou Development Committee**

### **ARTICLE I Caribou Development Committee**

#### **Sec. 22-101 Preamble**

WHEREAS, economic development has been listed as an important priority by the Caribou City Council; and

WHEREAS, there has been increased interest by developers as evidenced by the number of commercial real estate transactions in recent years; and

WHEREAS, portions of the City of Caribou business district are located in a Tax Increment Financing Districts; and

WHEREAS, there is a desire to organize a standing committee, appointed by the Caribou City Council, for the purpose of promoting community growth and development within the City of Caribou.

NOW, THEREFORE, BE IT RESOLVED THAT THE CITY COUNCIL OF THE CITY OF CARIBOU MAINE HEREBY establishes the “Caribou Development Committee,” whose purpose is to utilize existing and potential natural, financial and citizen resources to support existing commercial activities, attract new and complimentary businesses to Caribou, and strengthen industry relationships while maintaining and leveraging the iconic character of our community.

#### **Sec. 22-102 Appointment and Tenure**

IT IS THEREFORE ADOPTED by the Caribou City Council pursuant to Sec. 2.11 of the Caribou City Charter, as follows:

The Caribou Development Committee (hereinafter, “the Committee”) is hereby designated a formal standing committee of the City of Caribou, initially composed of five members of the public, who shall be appointed by the City Council and two ex-officio members with voting privileges: one member of the Caribou Planning Board (appointed by a majority vote of the Planning Board members), and one member of the Caribou Economic Growth Council (appointed by a majority vote of the Caribou Economic Growth Council members). In addition, the Committee will include two ex-officio members without voting privileges: one member of the Caribou City Council (appointed by a majority vote of the Caribou City Council), and the City Manager.

Public members shall be appointed for year-three terms; except however, initial appointments shall be made as follows: two for three-year terms, two for two-year terms and one for a one-year term.



Ex-officio members shall serve indefinitely, at the pleasure of the appointing authority.

Vacancies, due to death, resignation, or any other reason, shall be filled by a majority vote of the Caribou City Council.

#### **Sec. 22-103 Responsibility**

The City Manager shall be responsible for the organization, administration, and operation of the Committee; except however, said responsibilities may be delegated to the Committee, as the City Manager deems appropriate.

#### **Sec. 22-104 Bylaws**

The Committee shall adopt bylaws providing for the officers, organization, and activities of the Committee, including a provision for the appointment by the Committee of an unlimited number of additional non-voting members. The Committee's bylaws shall be approved initially and may be amended subsequently by a majority vote of the Committee. The initial by-laws, and any subsequent amendments to the bylaws, shall be forwarded by the City Manager to the City Council for review and approval, before those bylaws or amendments take effect.

#### **Sec. 22-105 Compensation Benefits**

No member of the Committee, other than employees of the City in other capacities serving ex officio pursuant to section (a) and any persons who may be specifically employed by the City for Committee-related activities, shall receive any compensation for Committee activities, nor shall any person serving on the Committee be deemed an agent or employee of the City, being entitled to any customary employment benefits, specifically including, but not limited to workers' compensation benefits.

#### **Sec. 22-106 Purpose**

The purpose of Caribou Development Committee shall be to:

- Coordinate with the City Manager, City staff, the Caribou Planning Board, the Caribou Economic Growth Council, the Caribou Riverfront Renaissance Committee, and the Caribou Airport Advisory Committee to develop a comprehensive economic development strategy for the next 10-year period (2023 – 2033)
- Build and maintain broad community support for development efforts through public testimony and social media presence
- Encourage broader access to economic incentives for quality job creation and tax base enhancement
- Recommend measures to reduce barriers to economic growth, while recognizing regulatory functions
- Develop initiatives that support existing and future business
- Identify and pursue potential resources to aid in economic development efforts

- Assist firms in finding appropriate development sites for expansion
- Encourage downtown revitalization and neighborhood business development
- Serve as a resource for information and technical assistance, to strengthen programs that encourage entrepreneurship
- Promote redevelopment of existing vacant lots within the urban compact zone, underutilized land, and brownfields properties
- Recommend measures to maintain and improve Caribou's position as a tourist destination
- Improve commercial, recreational, entertainment and hospitality opportunities for citizens of Caribou and surrounding communities
- Coordinate with the Caribou Planning Board to recommend potential zoning and land use changes that will encourage greater economic development across the City, support and contribute to the "Economy" section of the Comprehensive Plan
- Coordinate with the Caribou Economic Growth Council to recommend deserving businesses for funding support
- Coordinate with the Caribou Riverfront Renaissance Committee to recommend short-term, mid-term, and long-term strategies and initiatives for riverfront redevelopment
- Coordinate with the Caribou Airport Advisory Committee to recommend measures to expand the utilization and development of airport facilities

#### **Sec. 22-107 Funding**

All grant applications seeking funds more than \$2,500.00 shall be approved by the City Council, and all funds related to the Committee's activities shall be administered through the City Manager's office.

#### **Sec. 22-108 Reporting Requirements**

The Committee shall file an annual report with the City Council on or before January 31<sup>st</sup> of each year, covering goals, activities, and accomplishments during the preceding year.