



City of Caribou, Maine

AGENDA Caribou Planning Board Regular Meeting Thursday May 11, 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 or call 493-5967.

- I. Call Meeting to Order, Determine Quorum
- II. Public Hearings
 - a. Home Occupation Application by John Karst 461 Plante Road, Map 19 Lot 24-A, DBA Emery's Outpost, do retail sales of sporting goods.
- III. Approval of minutes
 - a. Review and Approval of April 13, 2023, Planning Board Meeting Minutes
- IV. Council Liaison Updates
- V. New Business
 - a. Scheduling for April Comprehensive Plan Elective Section Meeting, Riverfront Renaissance Section focus group, Planning Board/CRRC and stakeholders.
 - b. Review "Practicable Difficulty" for possible incorporation into caribou Code
- VI. Old Business
 - a. Proposed Zoning and Land Use Table.
 - i. Review Proposed Zoning Map and Mixed-Use Districts
 - ii. Review Proposed Land Use Table
- 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 May25, 2023/Comprehensive Plan Focus Group
 - d. Norther Border Regional Commission (NBRC) Catalyst Grant.
 - e. Dangerous Buildings and Blight,
 - i. 24 Park Street
 - ii. 7 Water Street
- VIII. Adjournment



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/week 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 towards 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 (50/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).
 - X 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.
 - NA 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: 09/06/2023 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 \$ _____

\$40 \$ _____

\$100 \$ _____

\$100 \$ _____

City of Caribou

----- Receipt -----

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

TOTAL: \$ 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:

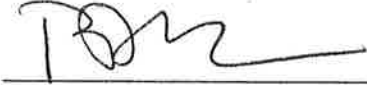
Commencing at the intersection of the town line between the Town of New Sweden, Maine and Caribou, Maine, and the Northerly margin of the East Road, so-called, in said Caribou; thence Easterly along the said Northerly margin of said East Road, so-called, Four Hundred Forty-three Feet (443') to an iron 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 24th day of June, 2021



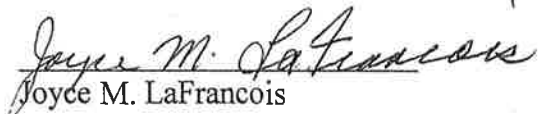
Witness



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

Building Style	8 Cottage	SF Bmt Living	0	0	Layout	1 Typical
1.Conv.	5.Cotolrial	Fin Bmt Grade	0	0	1.1Typical	4.
2.Ranch	6.Split	OPEN 5 OPTIONAL	0	0	2.Undeq	5.
3.R Ranch	7.Contemp	Heat Type	100%	5 Forced Warm Air	3.	6.
4.Cape	8.Cottage	1.HWB/B	5.FWA	9.No Heat		
Dwelling Units	1	2.HWCI	6.GravWA	10.	A/C	9 None
Other Units	0	3.H Pump	7.Electric	11.	1.1/4 Fin	4.Full Fin
Stories	1 One Story	4.Radiant	8.F/Wall	12.	2.1/2 Fin	5.F/Stair
1.1	4.1.5	Cool Type	9 None		3.3/4 Fin	6.
2.2	5.1.75	1.Refrig	4.W&C Air	7.	Insulation	1 Full
3.3	6.2.5	2.Evapor	5.	8.	1.Full	4.Minimal
Exterior Walls	1 Wood Siding	3.H Pump	6.	9.None	2.Heavy	5.Partial
1.Wood	5.Shingles	Kitchen Style	2 Typical		3.Capped	6.
2.Vinyl	6.Brick	1.Modern	4.Obsolete	7.	Unfinished %	0%
3.Compos.	7.Single	2.Typical	5.	8.	Grade & Factor	2 Fair 110%
4.Asbestos	8.Concrete	3.Old Type	6.	9.None	1.E Grade	4/B Grade
Roof Surface	1 Asphalt Shingles	Bath(s) Style	2 Typical Bath(s)		2/D Grade	5/A Grade
1.Asphalt	4.Composit	1.Modern	4.Obsolete	7.	3.C Grade	6/A/A Grade
2.Slate	5.Wood	2.Typical	5.	8.	SQFT (Footprint)	1440
3.Metal	6.Rolled R.	3.Old Type	6.	9.None	Condition	4 Average
SF Masonry Trim	0	# Rooms	0		1.Poor	4.Avg
OPEN-3-CUSTOM	0	# Bedrooms	2		2.Fair	5.Avg+ 8.Exc
OPEN-4-CUSTOM	0	# Full Baths	1		3.Avg-	6.Good 9.Same
Year Built	1985	# Half Baths	1		Phys. % Good	0%
Foundation	1 Concrete	# Addn Fixtures	0		Funct. % Good	100%
1.Concrete	4.Wood	# Fireplaces	0		Functional Code	9 None
2.C Block	5.Slab				1.Incomp	4.p/b/Heat
3.Br/Stone	6.Piers				2.O-Built	5.
Basement	4 Full Basement				3.Style	6.
1.1/4 Bmt	4.Full Bmt				Econ. % Good	100%
2.1/2 Bmt	5.Crawl Sp				Economic Code	None
3.3/4 Bmt	6.				0.None	3.No Power
Bmt Gar # Cars	0				1.location	4.Generate
Wet Basement	1 Dry Basement				2.Entrcoach	9.None
1.Dry	4.D/Ht				Entrance Code	1 Interior Inspect
2.Damp	5.				1.Interior	4.Vacant
3.Wet	6.				2.Refrusal	5.Estimate
					3.Informed	6.Hanger
					Information Code	1 Owner

Date Inspected 9/14/2011										1.Owner	4.Agent	7.Vacant
										2.Relative	8.Exist R	
										3.Tenant	6.Other	9.For Sale
Additions, Outbuildings & Improvements										1.One Story Fram		
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	2.Two Story Fram				
21 Open Frame	0	336	0 0	0	0	0	%	3.Three Story Fr				
23 Frame Garage	1960	903	2 70	3	0	100	%	4.1 & 1/2 Story				
							%	5.1 & 3/4 Story				
							%	6.2 & 1/2 Story				
							%	21.Open Frame Por				
							%	22.End Frame Por				
							%	23.Frame Garage				
							%	24.Frame Shed				
							%	25.Finished 1/2 S				
							%	26.1St Overhang				
							%	27.Unfin Basement				
							%	28.Unfinished Att				
							%	29.Finished Attic				

1577B	30.0	48.0	7.0	CP
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garage

43.0'

21.0'



09:18:2011 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

Total Acres: 0.46

Building: 92,200

Tree Growth: Soft : 0 Mixed : 0 Hard : 0

Exempt 0

Farmland:

Total: 107,800

Open Space:

Zoning: 11 - Residential

SFLA: 1440

Last Billed : 2022-1

Amount **Mill Rate**

2,538.69 23.550

Previous Billed : 2021-1

1,808.64 23.550

Outstanding Taxes

Year	Per Diem	Principal	Interest	Costs	Total
2022-1	0.0062	56.20	0.04	0.00	56.24
	0.0062	56.20	0.04	0.00	56.24
2022-1 Period Due					
	08/24/2022	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. LaFRANCOIS

168' 118.8'

24A

443'

PLANT

171

25A

J.T. LATHAM

ROAD

172

CEDAR HILL LANE

480

R. & M. GRIFFETH

25

R. & M. C



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



169'

Sales Floor
12'x12'

House




Parking

Garage

118.8'

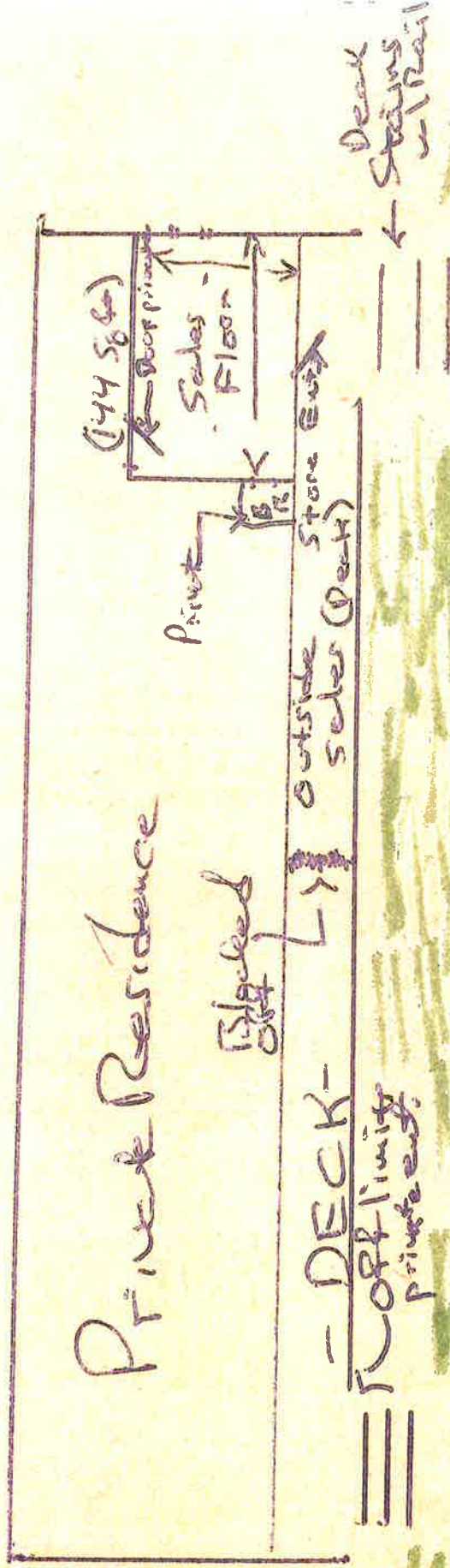
Plante Rd

Legend

-  Sales Floor
-  Township Boundaries
-  Caribou Parcels 2019

0 3.5 7 14 21 28 Feet
1 inch = 28 feet

at Plantation
above, also 04776



Parking (upto 12 cars)

Entrance

S

Exit

Plantation RD (461)



City of Caribou, Maine

Municipal Building
25 High Street
Caribou, ME 04736
Telephone (207) 493-3324
Fax (207) 498-3954
www.cariboumaine.org

Caribou Planning Board Notice of Public Hearings

Thursday, May 11, 2023, at 6:00 pm
City Council Chambers at the City Office, 25 High Street

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

From: Caribou Planning Board

Date: April 20, 2023

Re: The Caribou Planning Board will hold a Public Hearing on Thursday May 11, 2023, in the City Council Chambers at the Caribou City Office located at 25 High Street. The side door (nearest the bank) will be open to the public to attend the meeting.

Public Hearing: A Home Occupation Application from John Karst DBA Emery's Outpost (Sporting Goods and Supplies), 461 Plante Road, Tax Map 19 Lot 24-A in the R-3 District.

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 Wednesday, May 11, 2023, at 6:00 pm in City Council Chambers, 25 High Street for a Home Occupation Application from John Karst DBA Emery's Outpost (Sporting Goods and Supplies), 461 Plante Road, Tax Map 19 Lot 24-A in the R-3 District.

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.

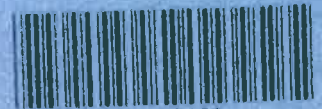
John Karst
461 Plante Road
Caribou, ME. 04736

Robert A. and Marlene A. Griffeth
480 Plante Road
Caribou, ME. 04736

John Thomas Latham, Jr.
122 Parkins Lake Road
Greenville, SC 29607

**MAINE REVENUE SERVICES
APPLICATION FOR TAX REGISTRATION**

Return Application by fax (207) 287-6975, email taxpayerassist@maine.gov,
or mail to: Taxpayer Assistance, P.O. Box 1057, Augusta, ME 04332-1057



00

ALL APPLICANTS MUST COMPLETE SECTION 1. CHECK ALL TAX TYPES FOR WHICH YOU ARE APPLYING.

- | | | |
|---|--|---|
| <input type="checkbox"/> Section 2 - Income Tax Withholding | <input type="checkbox"/> Section 6 - Motor Fuel Taxes - Special Fuel | <input type="checkbox"/> Section 10 - Electronic Funds Transfer |
| <input checked="" type="checkbox"/> Section 3 - Sales and Use Tax | <input type="checkbox"/> Section 7 - Special Taxes | |
| <input type="checkbox"/> Section 4 - Service Provider Tax | <input type="checkbox"/> Section 8 - Other Business Taxes | |
| <input type="checkbox"/> Section 5 - Motor Fuel Taxes - Gasoline | <input type="checkbox"/> Section 9 - Insurance Taxes | |

SECTION 1 - TAXPAYER INFORMATION

1. BUSINESS INFORMATION:

Legal Name John R. Karr
Social Security Number 061-62-8314
Federal Employer ID No. (EIN) _____
Primary Mailing Address 461 Plante Rd
Caribou, ME 04736
Parent Company EIN (if applicable) _____

Business Trade Name Emerys Outpost
Business Phone Number 207-460-5775
Email Address jd.karr@emerysoutpost.com
Physical Location of Business 461 Plante Rd
Caribou, ME 04736
Parent Co. Name _____

2. TYPE OF OWNERSHIP (check appropriate box): Federal Employer Identification Number (EIN) is required for all types except for a sole proprietor applying for a sales, use or service provider tax account only.

- | | | | |
|---|--|--|---|
| <input checked="" type="checkbox"/> Sole Proprietor | <input type="checkbox"/> Limited Partnership | <input type="checkbox"/> Estate | <input type="checkbox"/> Association |
| <input type="checkbox"/> C Corporation (Regular) | <input type="checkbox"/> Corporation (Non Profit) | <input type="checkbox"/> Trust | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> S Corporation (Sub "S") | <input type="checkbox"/> Non Profit Organization (501(c)(3)) | | |
| <input type="checkbox"/> Partnership | (attach copy of IRS exemption letter) | | |
| <input type="checkbox"/> Limited Liability Company (check one): | <input type="checkbox"/> Single Member LLC | <input type="checkbox"/> Partnership LLC | <input type="checkbox"/> Corporation LLC - Attach IRS Form 8832 |

Corporations - Date Incorporated _____ State of Incorporation _____
Limited liability Co.'s/Limited Partnership - Date Registered _____ State of Registration _____

3. BUSINESS DESCRIPTION/PRINCIPAL ACTIVITY (for example: wholesale, retail, contractor, marketplace facilitator, etc.):

Retail NAICS Code: _____

4. REQUIRED INFORMATION (Names of directors, partners, officers or members; name of trustee or personal representative; name of responsible party):

Name & Title <u>John KARR Owner</u>	Name & Title _____
Social Security Number (REQUIRED) <u>061-62-8314</u>	Social Security Number (REQUIRED) _____
% of Business Owned <u>100</u> Home Phone <u>207-460-5775</u>	% of Business Owned _____ Home Phone _____
Home Address <u>461 Plante Rd</u>	Home Address _____
<u>Caribou ME 04736</u>	

5. DO YOU OWN OTHER BUSINESSES?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Other Business Name _____	Other Business Name _____
Federal Employer ID No. (EIN) _____	Federal Employer ID No. (EIN) _____
Address _____	Address _____

6. BUSINESS OWNERSHIP INFORMATION: Business Ownership Date _____

☒ Check if new start-up business with no previous owner. Do not fill in any more of this block.

- | |
|---|
| How did you get the business? Purchase <input type="checkbox"/> Foreclosure Sale <input type="checkbox"/> Merger <input type="checkbox"/> Bankruptcy Sale <input type="checkbox"/> Entity Change <input type="checkbox"/> |
| Did you get all of the previous owner's businesses? <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Did the previous owner do business in Maine? <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Did the previous owner retain a portion of the old business? <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Did the previous owner have employees in Maine? <input type="checkbox"/> Yes <input type="checkbox"/> No |

Previous Owner's: Federal EIN/SSN _____	Sales Tax Registration No. _____
Previous Business Name _____	Service Provider Tax Registration No. _____
Previous Business Address _____	

I certify that the information contained in each section of this application is true, correct and complete to the best of my knowledge and belief. This application must be signed by an owner, director, partner, member, officer, trustee, personal representative, or other responsible party.

<u>John KARR</u> SIGNATURE	<u>Owner</u> TITLE	<u>4/17/2023</u> DATE	<u>207-460-5775</u> TELEPHONE NUMBER
PLEASE PRINT OR TYPE YOUR NAME			

PLEASE KEEP A COPY OF THIS APPLICATION FOR YOUR RECORDS

MAINE REVENUE SERVICES
APPLICATION FOR TAX REGISTRATION

Return Application by fax (207) 287-6975; email taxpayerassist@maine.gov
or mail to: Taxpayer Assistance, P.O. Box 1057, Augusta, ME 04332-1057



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1910911

SECTION 2 - INCOME TAX WITHHOLDING (Payroll and most non-payroll distributions)

7. INCOME TAX WITHHOLDING BEGIN DATE: 07/01/2023
8. COMMON PAY AGENT: ☐ Check here if you have obtained common pay status from the IRS and attach a list of the affiliate employers including the name and federal EIN of each.
9. IRC SECTION 3504 FISCAL AGENT: ☐ Check here if you are applying to register as a fiscal agent pursuant to 36 M.R.S. §6250(5).
10. ADDRESS FOR RETURNS AND NOTICES: (DO NOT use paid preparer's address.) ☐ Check if same as primary address.
Address: _____ Email Address: _____
Attention: _____
Telephone: _____

SECTION 3 - SALES AND USE TAX

11. BUSINESS TRADE NAME: Emerys Outpost
Select only one registration.
12. ☒ SALES & USE TAX REGISTRATION OR 13. ☐ USE TAX REGISTRATION ONLY
14. REGISTRATION DATE FOR SALES/USE TAX: 05/01/2023 (This is the date you began selling goods, providing taxable services or making purchases subject to sales or use tax.)
15. ARE YOU REGISTERING AS A MARKETPLACE FACILITATOR? ☐ Yes ☒ NO
A "marketplace facilitator" is defined as a person or entity that facilitates retail sales of tangible personal property or taxable services through a physical or electronic marketplace for marketplace sellers.
16. DESCRIBE THE TYPES OF GOODS SOLD, RENTALS MADE, SERVICES PROVIDED AND/OR TAXABLE PURCHASES MADE: Sportsmen supplier (Pete supplies), hunting equipment, fishing supplies, dog tags, etc.
17. FILING FREQUENCY:
Choose the filing frequency that applies to your estimated sales tax liability. Make entries ONLY in the section that applies to you.
- | NONSEASONAL BUSINESS
(If your business will be open all year, use this section.) | | SEASONAL BUSINESS
(If your business will be open for only part of the year, check the months that apply.) | | |
|---|-------------------------------|--|---------------------------------|------------------------------------|
| Filing Frequency* | Estimated Tax Liability is | | | |
| <input checked="" type="checkbox"/> Monthly | \$600.00 or more per month | <input type="checkbox"/> January | <input type="checkbox"/> May | <input type="checkbox"/> September |
| <input type="checkbox"/> Quarterly | \$100.00 - \$599.99 per month | <input type="checkbox"/> February | <input type="checkbox"/> June | <input type="checkbox"/> October |
| <input type="checkbox"/> Semi-Annually | Less than \$100.00 per month | <input type="checkbox"/> March | <input type="checkbox"/> July | <input type="checkbox"/> November |
| <input type="checkbox"/> Annually | Less than \$50.00 per year | <input type="checkbox"/> April | <input type="checkbox"/> August | <input type="checkbox"/> December |
18. WHAT DO YOU ESTIMATE THAT YOUR ANNUAL GROSS SALES WILL BE? \$ 27,000.00
(Your application will be delayed if this question is not completed.)
19. CONSOLIDATED REPORTING INFORMATION: Must be filed electronically.
☐ If you have two or more business locations with the same owner and federal EIN or SSN, you may file a consolidated report. If you are currently filing consolidated and are adding a location, what is your current consolidated number? _____
20. SALES/USE TAX ACCOUNT ADDRESS FOR RETURNS AND NOTICES: ☒ Check if same as primary address.
Address: _____ Email Address: _____
Attention: _____
Telephone: _____
- ☐ Check here to authorize others to receive confidential information about this sales tax account and request changes to business details. Attach a separate page titled Other Authorized Individuals. Include the name and social security number of each authorized person. Name: _____ SSN: _____



City of Caribou, Maine

Municipal Building
25 High Street
Caribou, ME 04736
Telephone (207) 493-3324
Fax (207) 498-3954
www.cariboumaine.org

Caribou Planning Board Meeting Minutes Thursday, April 13, 2023 @ 6:00 pm City Council Chambers

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

Members Absent: Frank McElwain

Others in Attendance: Ken Murchison, Liaison Dan Bagley, Lewis Cousins and George Howe, Marc Lajoie

I. Call Meeting to Order, Determine Quorum

Chairperson Amanda Jandreau called the meeting to order at 6:00 pm, a quorum was present. Happy Birthday David Corriveau.

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.
 - Public Hearing declared open at 6:02 pm. CEO Murchison presented the rezoning request, describe the lot in question and the proposed future residential use of the property. A letter was presented in response to the initial concerns of the Planning Board at the March Planning Board Meeting. Code Enforcement has no issues with this request.
 - Marc Lajoie was present on behalf of John Lajoie and explained the rezoning request and future plans to build a residence on a portion of the property.
 - Public Hearing closed at 6:06 pm.
 -

Motion by David Corriveau to approve the Rezoning Request from John Lajoie regarding Map 007 Lot 026, 201 York Street from I-2 Industrial to R-3 Rural Residential and forward the request to Caribou City Council for recommended change by act of ordinance. Second by Steve Wentworth.

Roll Call Vote:

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

III. Approval of minutes

Minutes were reviewed.

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

Roll Call Vote:

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

IV. Council Liaison Update

City Council Liaison update from Dan Bagley

- City Council approved the 2023 Municipal Budget pending RSU 39 Budget which includes \$17,000.00.
- Caribou Development Committee Ordinance (Chapter 22) was approved at the March 13 Council Meeting.
- March 27th voted to proceed with planning for the Police Department Project.
- Caribou Trailer Park redevelopment.

Caribou Community Garden

Short Term Rental Proposal in review by City Administration, Airport Committee, and the FAA

- Nylander Museum, new board created (amended Chapter 15).
- Façade Improvement Grant \$3500.00 awarded to Skin by Meagan Dinnie at 149 Bennet Drive.

V. New Business

a. Joint Meeting with Caribou Planning Board and the Zoning Board of Appeals (ZBA)

CEO Murchison presented the Caribou Zoning Board of appeals and genesis of the regional approach for Caribou's ZBA. The ZBA Board Members present were George Howe and Lewis Cousins missing were Travis Michaud and Margaret Peirce.

Introductions were made, Planning Board and ZBA and discussion of the role of the Planning Board, the role of the Code Enforcement Officer and the role of the ZBA. The concept and definition of undue hardship was discussed as the proof of hardship in the appeals process. The City of Caribou has not had anyone avail themselves of the appeals process in many years, but we are fortunate to have a regional ZBA Board with experience and expertise demonstrated by this board.

The concept of Practical Difficulty was introduced to allow the Planning Board some flexibility in interpreting and applying Caribou's Land Use Code.

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,

"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."

The provisions of LD 2003 were originally stated to take effect in July 2023 but the rule making is not yet complete. There are several competing LDs in the current session.

This legislation will impact Caribou's Code and legal guidance is suggested.

c. Scheduling for April Comprehensive Plan Required Section Meetings, Fiscal Capacity and Capital Investment Plan, Team Leader David Corriveau.

Then Fiscal Capacity and Capital Investment required section workshop will take place on April 27, 2023 at 6:00 pm at the Caribou Wellness Center Activities Room.

Concept for May Comprehensive Plan Section Workshop is to conduct a "elective section" the Caribou Riverfront Renaissance Section due to the need for public input for the 2024 Comprehensive Plan, the Riverfront Renaissance Master Plan, and the Northern Border Regional Commission Catalyst Grant.

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.

CEO Murchison reviewed Mr. Karst's progress on his Home Occupation Application for a retail business for sporting supplies. The application is advancing nicely, and a Public Hearing will be required.

Motion by David Corriveau to conduct a Public Hearing for a Home Occupation Application from John Karst 461 Plante Road, Map 19 Lot 24-A, DBA Emery's Outpost on May 11th, 2023. Second by Steve Wentworth

Roll Call Vote:

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

- e. Rezoning request and nonconformance. Recently there have been several questions regarding rezoning, especially for residential applications adjacent to commercial properties.
 - Request from Gary Gagnon regarding development at 658 Main Street, Map 31 Lot 267, Residential application in a commercial zone.
 - Potential rezoning of a portion of Solman Street for Residential development.
 - Utilize the Comprehensive Plan Process to further develop our Proposed Land Use and Zoning Maps and take advantage of our “Mixed Use” technique and designation to allow the historic land uses as they coexist from Commercial to Residential.

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 and 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. We are at the point where the applicants will need to resubmit to move their projects forward.
- b. The short-term rental proposal for the Caribou Trailer Park reuse is under review by administration, the Airport Committee and the FAA

VII. Staff Report

- a. Caribou Trailer Park Closure the Tenant at Lot 87 will need to vacate by April 30, 2023. The City has a Writ of Forceable Entry and Detainment award from Court due to nonpayment of rent. The rest of the park must be vacated by July 1, 2023. There is a Community Garden Project slated to start this spring.
- b. 15 Prospect Street. The owner at 15 Prospect Street has been served a summons dated April 11, 2023, for the Complaint of Demolition of Dangerous Building. No Court date has been issued.
- c. Next Riverfront Renaissance Committee Meeting April 18, 2023, we will discuss our Northern Border Regional Commission (NBRC) Catalyst Grant Letter of Intent.
- d. City of Caribou Cannabis Policy City Council/ Planning Board combined meeting was postponed no further action is anticipated at this time.
- e. Chapter 22 Caribou Development Committee has been approved. By Ordinance our Planning Board position must be appointed by the Planning Board.

Motion by Eric Hitchcock to appoint David Corriveau to the Caribou Development Committee. Second by James Belanger

Roll Call Vote:

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

VIII. Next Meeting

- a. May 11, 2023, at 6:00 pm at the Caribou City Council Chambers

IX. Adjournment

Motion by James Belanger to adjourn, seconded by Steve Wentworth

Roll Call Vote:

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

applicant on any matter on which it is required to pass under these Ordinances, or to affect any variation in the application of these Ordinances.

- C. The Board of Appeals shall decide all appeals in an open session within thirty (30) days after the hearing and shall issue a written decision on all appeals. The written decision shall become a part of the record and shall include a statement of findings and conclusions as well as the reasons or basis therefore, upon all the material issues of fact, law or discretion presented, and the appropriate order, relief, or denial thereof. Any decision shall be mailed, or hand delivered to the petitioner, their representative or agent, the Planning Board, the CEO, and City Council within seven (7) days of the decision date.
 - D. The right to relief from the terms of these Ordinances granted by vote of the Board of Appeals in a specific case shall expire if the work or change is not commenced within six (6) months thereafter and if the work or change is not substantially completed within one year.
 - E. The Board of Appeals may impose such conditions and safeguards regarding location, character, fencing, screening, landscaping, or other features as it may deem advisable in furthering the intent and purpose of these Ordinances.
 - F. The Board of Appeals, with the advice and assistance of the Planning Board and CEO, shall maintain a current map indicating by means of appropriate symbols, colors, or other notations the locations in which it has taken approving actions.
7. **Reconsideration.** In accordance with 30-A M.R.S.A. section 2691(3)(F), the Board of Appeals may reconsider any decision within thirty (30) days of its prior decision. A vote to reconsider and the action taken on that reconsideration must occur and be completed within forty-five (45) days of the date of the vote on the original decision. Reconsideration of a decision shall require a positive vote of the majority of the Board members originally voting on the decision, and proper notification to the landowner, petitioner, planning board, code enforcement officer, and other parties of interest, including abutters and those who testified at the original hearing(s).
- A. The Board may reconsider any decision. A request to the Board to reconsider a decision must be filed within ten (10) days of the decision that is being reconsidered. The Board must decide to reconsider any decision, notify all interested parties, and make any change in its original decision within 30 days of its prior decision. The Board may conduct additional hearings and receive and review additional evidence and testimony. Reconsideration should be for one of the following reasons:
 - 1. The record contains significant factual errors due to fraud or mistake regarding facts upon which the decision was based; or
 - 2. The Board misinterpreted the ordinance, followed improper procedures, or acted beyond its jurisdiction.
 - B. Appeal of a reconsidered decision to Superior Court must be made within fifteen (15) days after the decision on reconsideration.

8. **Variances.** The Board of Appeals shall have the power to hear and decide upon appeal a variation from the requirements of the Zoning Ordinance not in contradiction to the public interest in respect to a parcel of land or to an existing building thereon, where a literal enforcement of the Ordinance would result in undue hardship.

Variances may be permitted only under the following conditions:

- A. Variances are obtainable for height, minimum lot size, frontage, structure size, setbacks, and open space requirements.
- B. Variances shall not be granted for uses otherwise forbidden ("NO") in a District indicated on the Caribou zoning Land Use Chart.
- C. The Board must find that all criteria for an undue hardship are met. Undue hardship shall have the same meaning as defined in M.R.S.A Title 30-A, Section 4353, Zoning adjustments.
- D. A disability variance may be granted by the Board of Appeals to a property owner for the purpose of making that property accessible to a person with a disability who is living on the property. The Board shall restrict any variance granted under this subsection solely to the installation of equipment or the construction of

structures necessary for access to or egress from the property with the disability. The Board may impose conditions on the variance, including limiting the variance to the duration of the disability or to the time that the person with the disability lives on the property. For the purposes of this subsection, a disability shall have the same meaning as a physical or mental handicap under Title 5 MRSA §4553.

- E. The Board of Appeals shall limit any variances granted as strictly as possible in order to preserve the terms, conditions and safeguards of the Ordinance as much as possible, and it may impose such conditions to a variance as it deems necessary, to this end.
- F. For variances within Shoreland Zoning areas
 - 1. A copy of each variance request, including the application and all supporting information supplied by the applicant, shall be forwarded by the municipal officials to the Commissioner of the Department of Environmental Protection at least twenty (20) days prior to action by the Board of Appeals. Any comments received from the Commissioner prior to the action by the Board of Appeals shall be made part of the record and shall be taken into consideration by the Board of Appeals.
 - 2. A copy of all variances granted in Shoreland Areas by the Board of Appeals shall be submitted to the Department of Environmental Protection within fourteen (14) days of the Board's decision.
- G. If the Board of Appeals grants a variance under this subsection, a certificate indicating the name of the current property owner, identifying the property by reference to the last recorded deed in its chain of title and indicating the fact that a variance, including any conditions on the variance, has been granted and the date of granting, shall be prepared in a recordable form by the Board of Appeals. This certificate must be recorded in the Aroostook County Registry of Deeds, Southern Office by the applicant within ninety (90) days of the date of the final written approval of the variance or the variance is void. The variance is not valid until recorded as provided in this subsection. For the purpose of this subsection, the date of the final written approval shall be the date stated on the written approval.
- H. The Board of Appeals shall notify the Chair of the City Council and the Planning Board in writing of any variance granted under the provisions of the Ordinance.

Historical Note: Sec. 13-140 as amended June 14, 2021.

Sec. 13-200 Zoning and Land Use Regulations.

- 1. **Title.** This Section shall be known and may be cited as the "Zoning Ordinance of the City of Caribou".
- 2. **Administration.** The Planning Board of the City of Caribou shall administer this Section.
- 3. **Applicability.** This section shall apply to all land, buildings, or structures within the boundaries of the City of Caribou.
- 4. **Intent.** In order to carry the purposes of this title, the City of Caribou is hereby divided into zones with specific development and land use regulations pertinent to such zones as established below.

Historical Note: Sec. 13-200 as amended June 14, 2021.

Historical Note: Sec. 13-201 Applicability of Zoning Review was repealed by City Council on June 14, 2021.

Sec. 13-202 Official Zoning Map.

- 1. **Official Zoning Map.** Zones are located and bounded as shown on the Official Zoning Map of the City which is hereby declared to be an official record and made a part of this Section. The Official Zoning Map shall be created and maintained electronically by the Caribou Community Development Department with a hard copy being placed in the City Clerk's office, which shall be attested by the City Clerk, and bear the seal of the City under the following words:

Sec. 13-140 Appeals and Variances.

8. Variances.

E. Practical Difficulty: The Zoning Board of Appeals may grant a variance from the dimensional standards of the Zoning Ordinance when strict application of the ordinance to the petitioner and the petitioner's property would cause a practical difficulty and when the following conditions exist:

1. The need for a variance is due to the unique circumstances of the property and not to the general condition of the neighborhood.
2. The granting of a variance will not produce an undesirable change in the character of the neighborhood and will not unreasonably detrimentally affect the use or market value of abutting properties.
3. The practical difficulty is not the result of action taken by the petitioner or a prior owner.
4. No other feasible alternative to a variance is available to the petitioner.
5. The granting of a variance will not unreasonably adversely affect the natural environment.
6. The property is not located in whole or in part within shoreland areas as described in Sec. 13-500 Shoreland Zoning Ordinance

As used in this subsection, "dimensional standards" means and is limited to ordinance provisions relating to lot area, lot coverage, frontage and setback requirements.

As used in this subsection, "practical difficulty" means that the strict application of the ordinance to the property precludes the ability of the petitioner to pursue a use permitted in the zoning district in which the property is located and results in significant economic injury to the petitioner.

Use	Zones															
	R-1	R-2	R-3	MU-1	C-1	C-2	I-1	H-1	A-1	RF-1	RF-2	RF-3	RF-4	RF-5	RF-6	
Abattoir	N	N	C	N	N	N	C	N	C	N	N	N	N	N	N	
Adult Entertainment	N	N	C	N	N	C	N	N	N	N	N	N	N	N	N	
Agricultural Sales and Service	N	N	C	C	C	C	C	N	C	N	N	N	N	C	C	
Agricultural Product Processing	N	N	C	N	N	N	C	N	C	N	N	N	N	C	C	
Agricultural Product Storage	N	N	C	N	N	N	C	N	C	N	N	N	N	C	C	
Agriculture - Commercial Use	N	N	P	N	N	N	P	N	C	N	N	N	N	N	C	
Airport	N	N	P	N	N	N	N	N	C	N	N	N	N	C	C	
Amphitheater/Concert Venue (outdoor)	N	N	C	N	N	N	N	N	P	N	N	N	N	N	C	
Amusement Park	N	N	C	C	C	C	N	N	C	C	N	N	C	C	C	
Animal Rescue Group	N	N	C	C	N	C	C	N	N	N	N	N	N	C	C	
Animal Shelter	N	N	C	N	N	C	C	N	N	N	N	N	N	C	C	
Antique Sales*	C	C	P	C	P	P	C	N	N	C	C	C	C	C	C	
Art Gallery or Crafts Studio*	C	C	P	C	P	P	C	N	N	C	C	C	C	C	C	
Assembly and Packaging Facility	N	N	C	N	N	C	P	N	C	N	N	N	N	C	C	
Assisted Living Facility - Small	N	C	C	C	N	N	N	C	C	N	N	N	N	C	C	
Assisted Living Facility - Large	N	C	C	C	N	N	N	C	C	N	N	N	N	C	C	
Auction Barn/House	N	C	C	C	C	C	P	N	N	N	C	C	C	C	C	
Automobile (Vehicle) Car Wash	N	N	C	C	P	P	P	N	N	N	N	N	N	N	N	
Automobile (Vehicle) Charging Station (electrical)	N	N	C	C	P	P	P	P	P	C	C	C	C	C	C	
Automobile (Vehicle) Commercial Storage - Indoor	N	N	C	N	N	P	P	N	C	N	N	N	N	N	C	
Automobile (Vehicle) Graveyard	N	N	C	N	N	N	C	N	N	N	N	N	N	N	N	
Automobile (Vehicle) Recycler	N	N	C	N	N	N	C	N	N	N	N	N	N	N	N	
Automobile (Vehicle) Repair Garage*	N	C	C	C	C	C	P	N	N	N	N	N	N	N	C	
Automobile (Vehicle) Sales and Service	N	N	C	C	P	P	P	N	N	N	N	N	N	N	C	
Automobile (Vehicle) Service Station	N	N	C	C	P	P	P	N	C	N	N	N	N	N	C	
Bakery*	C	C	C	C	P	P	C	N	N	N	C	C	C	C	C	
Bank or Credit Union	N	N	N	C	P	P	P	N	C	N	C	C	N	N	C	
Bar or Pub	N	N	C	C	C	C	N	N	C	C	C	C	C	C	C	
Bed and Breakfast	C	P	P	C	P	P	N	N	C	C	C	C	C	C	C	
Boarding – Agriculture Animals	N	N	C	N	N	N	N	N	N	N	N	N	N	C	C	
Boarding House	N	C	P	C	N	N	N	C	N	N	N	C	C	C	C	
Boat Launch Facility	N	N	C	N	N	N	N	N	N	C	N	N	C	C	C	
Building Materials - Storage and Sale	N	N	C	C	P	P	P	N	N	N	N	N	N	C	C	
Bulk Grain Storage	N	N	C	C	N	N	C	N	N	N	N	N	N	C	C	
Bulk Oil and/or Gas Terminal	N	N	C	C	N	N	C	N	C	N	N	N	N	C	C	
Business, Medical or Professional Office*	C	C	C	C	P	P	P	P	P	N	C	C	C	N	C	
Campground - Youth Camp	N	N	C	C	N	N	N	N	N	N	N	N	N	C	C	
Campground or RV Park	N	N	C	C	N	N	N	N	C	C	N	N	N	C	C	
Catering Service*	C	C	C	C	P	P	P	C	C	N	C	C	C	C	C	
Cemetery	N	C	C	C	N	N	N	N	N	N	N	N	N	N	C	
Cemetery - Pet	N	C	C	C	N	N	N	N	N	N	N	N	N	N	C	
Club - Fraternal and Service	N	N	C	C	P	P	P	N	C	C	C	C	C	C	C	
Cluster Development	N	C	C	C	N	N	N	C	C	C	C	C	C	C	C	
Community Center	N	N	C	C	P	P	P	N	N	C	C	C	C	C	C	
Community Shelter	C	C	C	C	C	C	N	N	N	N	N	N	N	N	C	
Composting - Commercial Use	N	N	C	C	N	N	P	N	N	N	N	N	N	C	C	
Composting - Personal Use*	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Conference/Convention/Event Center	N	N	C	C	C	C	N	C	C	N	N	N	N	C	C	
Confined Animal Feeding Operation	N	N	C	N	N	N	C	N	C	N	N	N	N	C	C	
Congregate Housing	N	C	C	C	N	N	N	C	N	N	C	C	C	C	C	
Construction Business*	C	C	C	C	P	P	P	N	N	N	C	C	C	C	C	

Use	Zones															
	R-1	R-2	R-3	MU-1	C-1	C-2	I-1	H-1	A-1	RF-1	RF-2	RF-3	RF-4	RF-5	RF-6	
Construction Trailer (Temporary)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Convenience Store	N	C	C	C	P	P	P	N	N	C	C	C	C	C	C	
Correction/Detention Facility	N	N	C	C	C	C	C	N	N	N	N	N	N	N	N	
Data Center/Processing Facility	N	N	C	C	P	P	P	C	N	N	N	N	N	N	C	
Day Care Facility - Adult*	C	C	C	C	P	P	N	P	N	N	C	C	C	C	C	
Day Care Facility - Center	N	N	C	C	P	P	N	C	N	N	N	N	N	N	C	
Day Care Facility - Family*	C	C	C	C	N	N	N	N	N	N	C	C	C	C	C	
Day Care Facility - Group*	C	C	C	C	N	N	N	N	N	N	C	C	C	C	C	
Demolition/Waste Disposal Facility	N	N	C	N	N	N	C	N	N	N	N	N	N	N	N	
Drive-Up Facility	N	N	C	C	P	P	P	P	N	N	N	N	N	N	C	
Dumpster - Roll off	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Dwelling - Accessory	C	C	C	C	C	C	C	N	N	N	N	N	N	N	C	
Dwelling - Apartment	C	P	P	P	P	P	N	N	N	C	C	C	C	C	C	
Dwelling - Condominium/Townhome	C	P	P	P	P	P	N	N	N	C	C	C	C	C	C	
Dwelling - Mobile Home	N	N	P	N	N	N	N	N	N	N	N	N	N	N	C	
Dwelling - Modular Home	P	P	P	P	N	N	N	N	N	N	N	N	N	N	C	
Dwelling - Multi-Family	N	P	P	C	C	C	N	N	C	C	C	C	C	C	C	
Dwelling - Single-Family	P	P	P	P	N	N	N	N	N	N	N	N	N	N	C	
Dwelling - Tiny Home	C	C	C	C	N	N	N	N	N	N	N	N	N	N	C	
Dwelling - Two Family Duplex	C	C	P	C	N	C	N	N	N	N	N	N	N	N	C	
Farm Market	N	N	P	P	P	P	P	N	N	C	C	C	C	C	C	
Farm Stand*	P	P	P	P	P	P	P	P	N	P	P	P	P	P	P	
Farm	N	N	P	N	N	N	N	N	N	N	N	N	N	N	P	
Fire, Ambulance or Police Station	N	N	C	C	C	C	C	N	C	N	N	N	N	C	C	
Firewood Processing - Commercial Use	N	N	P	C	N	N	P	N	N	N	N	N	N	C	C	
Flea Market	N	N	C	C	C	C	C	N	N	N	C	N	C	C	C	
Funeral Home	N	N	C	C	C	C	C	N	N	N	C	C	C	C	C	
General Store or Grocery Store	N	N	C	C	C	C	N	N	N	N	N	C	C	C	C	
Golf Course	N	N	C	C	N	N	N	N	N	C	C	C	C	C	C	
Government Facility	N	C	C	C	C	C	C	C	C	N	N	N	N	N	N	
Group Home*	C	C	C	C	C	C	N	C	N	N	N	N	N	C	C	
Health Care Facility - Large	N	N	C	C	C	P	P	P	N	C	C	C	C	C	C	
Health Care Facility - Residential	C	C	C	C	C	C	N	C	N	C	C	C	C	C	C	
Health Care Facility - Small	C	C	C	C	C	C	N	P	N	C	C	C	C	C	C	
Hotel	N	N	C	C	C	P	N	C	N	C	C	C	C	C	C	
Industrial Park or Development	N	N	C	N	N	N	P	N	C	N	N	N	N	N	C	
Inn	N	C	C	C	C	C	N	N	N	N	N	C	C	C	C	
Junkyard	N	N	C	N	N	N	C	N	N	N	N	N	N	N	N	
Kennel - Boarding*	N	N	C	N	N	N	C	N	N	N	N	N	N	N	C	
Kennel - Breeding*	N	N	C	N	N	N	C	N	N	N	N	N	N	N	C	
Laundry or Dry Cleaning (onsite or offsite)	N	N	C	C	P	P	P	N	N	N	N	N	N	N	C	
Library /Museum*	N	N	C	C	P	P	N	C	C	C	C	C	C	C	C	
Livestock and Poultry - Commercial Use	N	N	C	N	N	N	N	N	N	N	N	N	N	N	C	
Livestock and Poultry - Personal Use	N	N	P	N	N	N	N	N	N	N	N	N	N	N	P	
Manufacturing - Heavy	N	N	C	N	N	N	P	N	N	N	N	N	N	N	C	
Manufacturing - Light	N	N	C	C	C	C	P	N	C	N	N	N	N	N	C	
Marijuana - Registered Cultivation Facility	N	N	C	N	N	N	C	N	N	N	N	N	N	N	C	
Marijuana - Registered Manufacturing Facility	N	N	N	N	N	N	C	N	N	N	N	N	N	N	C	
Marijuana - Registered Nonprofit Dispensary	N	N	N	N	C	C	C	C	N	N	N	N	N	N	N	
Microbrewery	N	N	C	C	P	P	P	N	N	C	C	C	C	C	C	
Mineral Exploration/Extraction	N	N	C	N	N	N	C	N	N	N	N	N	N	N	C	

Use	Zones															
	R-1	R-2	R-3	MU-1	C-1	C-2	I-1	H-1	A-1	RF-1	RF-2	RF-3	RF-4	RF-5	RF-6	
Mineral Storage	N	N	C	C	N	N	C	N	C	N	N	N	N	C	C	
Mobile Food Vendor	C	C	C	C	P	P	P	P	P	C	C	C	C	C	C	
Mobile Home Park	N	N	C	N	N	N	N	N	N	N	N	N	N	N	N	
Motel	N	N	C	C	N	C	N	C	C	C	C	C	C	C	C	
Newspaper or Printing Plant	N	N	C	C	C	C	P	N	N	N	N	N	N	N	N	
Park / Playground	C	C	C	C	C	C	N	C	C	C	C	C	C	C	C	
Personal Service Business*	C	C	C	C	P	P	N	N	N	C	C	C	C	C	C	
Pet Grooming*	C	C	C	C	P	P	N	N	N	C	C	C	C	C	C	
Pharmacy	N	N	C	C	P	P	N	N	N	C	C	C	C	C	C	
Professional (Business) Offices*	C	C	C	C	P	P	C	C	C	C	C	C	C	C	C	
Public Parking Facility - Enclosed	N	N	N	C	P	P	P	P	P	C	C	C	C	C	C	
Public Parking Facility - Open	N	N	C	C	P	P	P	P	P	C	C	C	C	C	C	
Public Utility	C	C	C	C	C	C	P	C	P	C	C	C	C	C	C	
Quarry	N	N	C	N	N	N	C	N	N	N	N	N	N	N	N	
Racetrack - Indoor	N	N	C	C	P	P	P	N	N	N	N	N	N	N	N	
Racetrack - Outdoor	N	N	C	N	N	N	C	N	N	N	N	N	N	N	N	
Recreation - Commercial	N	N	C	C	P	P	P	N	C	C	C	C	C	C	C	
Recreation - Mechanized	N	N	C	C	C	C	C	N	N	C	C	C	C	C	C	
Recycling Center - Large	N	N	C	N	P	P	P	N	N	N	N	N	N	N	N	
Recycling Center - Small	N	N	C	C	P	P	P	N	N	N	N	N	N	N	N	
Recycling Collection Point	N	N	C	C	P	P	P	N	N	N	N	N	N	N	N	
Religious Center	C	C	C	C	C	C	C	N	N	C	C	C	C	C	C	
Research, Testing and Development Laboratory	N	N	C	C	C	C	C	C	C	C	C	C	C	C	C	
Restaurant	N	N	C	C	P	P	C	P	P	C	C	C	C	C	C	
Retail Business with Outdoor Sales or Service	N	N	C	C	C	P	P	N	N	C	C	C	C	C	C	
Retail Business	N	N	C	C	P	P	P	P	P	C	C	C	C	C	C	
Retreat Center	N	N	C	C	P	P	P	C	N	C	C	C	C	C	C	
Rubbish Hauler	N	N	C	C	N	N	P	N	N	N	N	N	N	N	N	
Sawmill - Commercial Use	N	N	C	N	N	N	P	N	N	N	N	N	N	N	N	
Sawmill - Private Use*	N	N	P	N	N	N	P	N	N	N	N	N	N	N	N	
School - Public or Private	C	C	C	C	C	C	N	C	C	C	C	C	C	C	C	
Self-Service Storage Facility	N	N	C	C	N	C	P	N	C	N	N	N	N	N	N	
Septage Spreading and/or Storage	N	N	C	N	N	N	C	N	N	N	N	N	N	N	N	
Shopping Center	N	N	C	C	C	C	N	N	N	N	N	N	N	N	N	
Sidewalk Vendor	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Sludge Spreading and/or Storage	N	N	C	N	N	N	N	N	N	N	N	N	N	N	N	
Solar Array - Commercial Use	N	N	C	N	N	C	P	P	P	N	N	N	N	N	N	
Soup Kitchen	N	N	C	C	P	P	N	N	N	N	N	N	N	N	N	
Sporting Camp - Commercial Use	N	N	C	N	N	N	N	N	N	C	C	C	C	C	C	
Stable - Commercial Use	N	N	C	C	N	N	N	N	N	N	N	N	N	N	N	
Swimming Pool - Commercial/Public	N	N	C	C	N	C	N	N	N	C	C	C	C	C	C	
Tattoo/Piercing Studio*	C	C	C	C	P	P	N	N	N	C	C	C	C	C	C	
Telecommunications Facility - Commercial	C	C	C	C	C	C	P	C	C	C	C	C	C	C	C	
Telecommunications Tower/Dish - Commercial	N	N	C	N	C	C	C	C	N	N	N	N	N	N	N	
Theater - Live Performance/Movie	N	N	C	C	C	C	N	N	N	C	C	C	C	C	C	
Tradesman Shop*	C	C	C	C	P	P	P	N	C	C	C	C	C	C	C	
Trucking/Distribution Terminal	N	N	C	N	N	N	C	N	N	N	N	N	N	N	N	
Veterinary Hospital or Clinic	N	N	C	C	P	P	N	C	N	C	C	C	C	C	C	
Warehouse Storage - Commercial Use	N	N	C	C	N	N	P	N	C	N	N	N	N	N	N	
Wind Power Tower - Commercial Use	N	N	C	N	N	N	C	N	N	N	N	N	N	N	N	

[illegible]

