

City of Caribou, Maine

AGENDA Caribou Planning Board Regular Meeting Thursday February 8, 2024, 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, February 8, 2024, will be read during the meeting. Send comments to City Manager Penny Thompson at <u>pthompson@cariboumaine.org</u>.

I.	Call Meeting to Order, Determine Quorum, disclosure of conflicts of interest	PAGES
II.	Approval of minutes a. Review & approval of January 18, 2024, Planning Board Meeting Minutes	02-04
III.	City Council Liaison Updates	
IV.	New Business	
	 a. Cat Ingraham – Housing Symposium Feb 22 at 6:00 pm at Wellness Center b. Site Design Review – Mi'kmaq Nation, Fish Hatchery Expansion c. Site Design Review – Mishaan Van Buren Road Community Solar Garden d. 799 Main Street Caribou reopening (CEO Approval only) e. LD 2003 updated language from NMDC f. Planning Board appointment for open seat 	05-07 08-18 19-31 32-42 43-49 50-52
V.	Old Business a. Changes to the Land Use table	53
VI.	Staff Report	54-55

VII. Adjournment



City of Caribou, Maine

Meeting Minutes Caribou Planning Board Regular Meeting Thursday January 18, 2024, at 6:00 p.m.

Members Present: Amanda Jandreau, James E. Belanger, Jr., David Corriveau, Eric Hitchcock, Steve Wentworth, Frank McElwain. Others in attendance: Penny Thompson, staff, Melissa Lizotte, Aroostook Republican.

- I. The meeting was called to order at 6:00.Welcome returning members to the Caribou Planning Board & notification of the change in City Council liaison.
- II. Election of Officers for 2024
 A motion was made by Eric Hitchcock to keep officers the same in 2024. The motion was seconded by David Corriveau. The vote was unanimous.
- III. Set meeting dates and time for 2024
 A motion was made by James E. Belanger, Jr. to adopt the dates as proposed for meetings in 2024. The motion was seconded by Frank McElwain. The vote was unanimous.
 A discussion was held to discuss if the city council can meet at additional times if needed. It was determined that the answer is "Yes".
- IV. Call Meeting to Order, Determine Quorum, disclosure of conflicts of interest.
- V. Approval of minutes

a. Review & approval of December 14, 2023, Planning Board Meeting Minutes A motion was made by Steve Wentworth to approve the minutes. The motion was seconded by James E. Belanger, Jr. The vote was unanimous.

- VI. There were no City Council Liaison updates.
- VII. New Business
 - a. Site Design Review Heidi Plourde / Salon 6, LLC This only needs CEO approval – FYI only
 - b. 2024 Goals for the Planning Board
 - Comprehensive Plan 2034
 - Land Use Table look for minutes to see about when Spring 2023 site design review application
 - Permits Speed up process 45 days start to finish.
 - Sometimes meet 2 or 3 times in the 30-day time frame
 - Look up in MMA Legal when 30 days should commence
 - Are the days for comment in the statute?
 - Is the language about commence in the statute?

- Can we say "proceed at own risk"?
- Goal to come up with and follow through on a plan to increase affordable and accessible housing.
- Dave Corriveau RE: "Home Rule" (see attached) regarding Dangerous Building Statute MRS title 17, §2851-2859s; Hearing by City Council ; enter into a consent agreement; use of placard to say "condemned/slated for Demolition"; look at Legal Issues Manual. Create ordinance and send to city council which says "This is how we deal with damaged buildings. Dave and Steve were the ones who worked on this.

VIII. Old Business

- a. Changes to the Land Use table Dig back and look at the table (about 2022 – on Excel spreadsheet from Dan when was on planning board)
- IX. Staff Report
 - a. Daycare occupancy / forms Look into Planning Board minutes when Mr. Marker was here about "Home Occupations" for any potential change to daycare.
 - b. Subdivisions The last one was Kelly Rioux on Bowles Road.
 - c. LD 2003 update Dave – "In the hopper" MMA Bulletin RE: possible legislative action for big developers.
 - d. 2024 2034 Comprehensive Plan Any more workshops?
 - e. Dangerous buildings / blight Look in ordinance for what is considered "done".
 Could see as 2 people Administrative & the Planner/CEO.

X. Adjournment

Motion by Frank McElwain to adjourn, seconded by Steve Wentworth. Passed by unanimous vote. Meeting Adjourned 7:22 pm.

Respectfully Submitted, James E. Belanger, Jr. Planning Board Secretary

JEB/JK

"Home Rule"

This ordinance is in effect to streamline the process that Caribou follows when required to deal with dangerous, dilapidated, and abandoned buildings. As defined in Maine statute, MRS title 17, \$2851-2859, a building must be described as one of the following:

- Structurally unsafe
- Unstable
- Unsanitary
- Constitutes a fire hazard
- Is unsuitable or improper for the use of occupancy to which it is put
- Constitutes a hazard to health or safety because of inadequate maintenance, dilapidation, obsolescence or abandonment or is otherwise dangerous to life or property.

During a regularly scheduled meeting, the City Council shall determine if a building meets the description above. If so, the council shall notify the owner of the property of the violation by certified mail informing them that they have 30 days to remedy the violation or to contact the City Council with an acceptable plan to correct the violation. If the owner does not correct the violation or contact the City Council within 30 days a placard shall be posted at the property stating that the building is considered dangerous and is scheduled for demolition.

Failure to correct the violation or provide an acceptable plan within the 30 days shall initiate action by the City to abate the violation or demolish the building. All demolition and clean-up costs shall be assessed against the property as a special tax.

CARIBOU ADMINISTRATION 25 HIGH STREET CARIBOU, ME. 04736

MEMO

To: Planning Board Chair and Members

From: Penny Thompson, City Manager

Date: February 8, 2024

Re: Housing Symposium on February 22 at 6:00 pm at the Wellness & Recreation Center

Catherine Ingraham is here to talk about the Housing Symposium on February 22 at 6:00 pm at the Wellness and Recreation Center.

Suggested Action

This is an item for discussion.



Join us on February 22, 2024, at the Health & Wellness Center from 6:00 pm - 8:00 pm Caribou Housing Symposium

Purpose: Learn about ideas, discuss, and brainstorm possible community partnerships, incentives, locations, and types of housing to address the housing needs in Caribou. This meeting is open to all interested members of the community. Childcare and refreshments will be provided.

Agenda: 5:30 - 6:00 Event Doors Open 6:00 - 6:05 Welcome & Introductions 6:05 - 6:10 Overview of the evening, purpose, activities, and next steps. 6:10 - 7:50 Discussion of four topics and related activities. 7:50 - 8:00 Regroup and share. 8:00 Adjourn and Thank You

Join us on February 22, 2024, at the Health & Wellness Center from 6:00 pm - 8:00 pm Caribou Housing Symposium

The Caribou Development Committee and Planning Board have identified housing as a priority issue for the city. The Housing Symposium on February 22, 2024, is an opportunity to engage with the community in a conversation about four specific topics related to the housing challenges Caribou faces.

Topics for discussion and activities:

Community Brainstorming Activities:

- Who are the local stakeholders interested in housing development?
- What partnerships could be formed between stakeholders with a shared vision for housing?

Community Mapping Activity:

- Identify possible parcels or areas suitable for housing development.
- Define what features or access are important to successful projects, ie. utility connections, proximity to service areas... etc.

Community Discussion:

A written and brief oral update on what incentives are available to support housing development.

- How can municipal, state, and federal incentives be utilized or leveraged for housing development? What other incentives would encourage development?
- What possible solutions to housing availability are best for Caribou? (What does housing in Caribou look like? Multi-family, condominiums, townhouse style development...etc.)

CARIBOU ADMINISTRATION 25 HIGH STREET CARIBOU, ME. 04736

MEMO



To: Planning Board Chair and Members
From: Penny Thompson, City Manager
Date: February 8, 2024
Re: Site Design Review Application for Mi'kmaq Nation, Fish Hatchery Expansion

The City of Caribou has received a Site Design Review Application for the Mi'kmaq Farm Fish Hatchery at 1353 Presque Isle Road on Map 2 Lot 26 in the R-3 Zone.

There are two documents for this project that will be sent as a separate attachment.

Following this memo is the completed Site Design Review Application, the property record card, and a map of where the property is located.

Suggested Action

Please review and provide feedback. It would require a public hearing. If the Planning Board is comfortable with the application, a public hearing can be set for the next meeting on March 14.

If you wanted a date sooner, it could be done February 29. Note: Housing Symposium is February 22 and not enough time to publish for a February 15 meeting.



City of Caribou Site Design Review Application

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

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

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

Please print or type all information

Name of Property Owner / Developer: Aroostook Band of Micmacs - United States of America Trus

Development Name: Mi'kmaq Farm Fish Hatchery

Location of Property (Street Address): <u>1353 Presque Isles Road - U.S. Route 1</u>

 City of Caribou
 Tax Map: _2
 Lot: _26
 Zone: _R-3

Applicant Information

Brief description of project:

Constructing a single-story fish hatchery building of approximately 10,950 sq.ft. to house fish hatchery tanks and equipment. Expanding the gravel drive in the vicinity of the new building for access.

Person and address to wh	hich all correspondence	e regarding this application	n should be sent:

Name: Shannon Hill	Phone: (207)764-7636
Address: 8 Northern Road	E-mail: shill@micmac-nsn.gov
City, State, Zip: Presque Isle, ME 04769	
If applicant is a corporation, check if licensed in Main (Attach copy of Secretary of State Registration Name of Land Surveyor, Engineer, Architect or other	n)
Harriman - Frank Crabtree, PE - Engineer P	hone: <u>(207)784-5100</u>
See Attached Consultant List P	hone:
What legal interest does the applicant have in property option, purchase & sales contract, etc?)	to be developed (ownership, owners representative,
Ownership in Trust	
(Attach supportive l	egal documentation)
General	Information
	Information
Aroostook County Registry Deeds: Book #3621	Page # <u>148</u> (attach copy of deed)
	Page # <u>148</u> (attach copy of deed)
Aroostook County Registry Deeds: Book # <u>362</u> What interest does the applicant have in any abutting p	Page # <u>148</u> (attach copy of deed) property? <u>Map 2/Lots 25 & 39 - Ownership in Tr</u> prmal high water line of a lake, pond, river, or wetland
Aroostook County Registry Deeds: Book # <u>362</u> What interest does the applicant have in any abutting p Is any portion of the property within <u>250</u> feet of the no	Page # <u>148</u> (attach copy of deed) property? <u>Map 2/Lots 25 & 39 - Ownership in Tr</u> prmal high water line of a lake, pond, river, or wetland) No
Aroostook County Registry Deeds: Book #362^2 What interest does the applicant have in any abutting p Is any portion of the property within 250 feet of the no or within 75 feet of any stream? () Yes (] Is any portion of the property within a Flood Hazard Z	Page # <u>148</u> (attach copy of deed) property? <u>Map 2/Lots 25 & 39 - Ownership in Tr</u> prmal high water line of a lake, pond, river, or wetland) No
Aroostook County Registry Deeds: Book #362^2 What interest does the applicant have in any abutting p Is any portion of the property within 250 feet of the no or within 75 feet of any stream? () Yes (] Is any portion of the property within a Flood Hazard Z	Page # <u>148</u> (attach copy of deed) property? Map 2/Lots 25 & 39 - Ownership in Transformal high water line of a lake, pond, river, or wetland () No Cone? (\times) Yes (\square) No Total area or acreage to be developed: <u>0.9</u>
Aroostook County Registry Deeds: Book # <u>362</u> What interest does the applicant have in any abutting p Is any portion of the property within 250 feet of the ne or within 75 feet of any stream? (X) Yes (Is any portion of the property within a Flood Hazard Z Total area or acreage of parcel: <u>182</u> Has this land been part of subdivision in the past five y Identify existing use(s) of land (farmland, woodlot, res	Page # <u>148</u> (attach copy of deed) property? <u>Map 2/Lots 25 & 39 - Ownership in Tr</u> ormal high water line of a lake, pond, river, or wetland) No Cone? ((X)) Yes (()) No Cotal area or acreage to be developed: <u>0.9</u> years? (()) Yes (()) No
Aroostook County Registry Deeds: Book # <u>362</u> What interest does the applicant have in any abutting p Is any portion of the property within 250 feet of the ne or within 75 feet of any stream? (X) Yes (Is any portion of the property within a Flood Hazard Z Total area or acreage of parcel: <u>182</u> Has this land been part of subdivision in the past five y Identify existing use(s) of land (farmland, woodlot, res	Page # <u>148</u> (attach copy of deed) property? <u>Map 2/Lots 25 & 39 - Ownership in Tr</u> ormal high water line of a lake, pond, river, or wetland) No Cone? ((X)) Yes (()) No Cotal area or acreage to be developed: <u>0.9</u> years? (()) Yes ((X)) No sidential, etc.)

Recreation area(s) Estimated Area & Description: N.A.
Common land(s) Estimated Area & Description: <u>N.A.</u>
Anticipated start date for construction: Month / Year <u>04 / 24</u> Completion: <u>12 / 24</u>
Does any portion of the proposal cross or abut an adjoining municipal line? () Yes () No
Does this development require extension of public services?
Roads:
Estimated cost for infrastructure improvements: \$ <u>N.A.</u>
Water Supply: Private Well: (X) Public Water Supply: (I) None: (I)
Sewage Disposal: Private SSWD: (X) Public Sewer: () None: ()
Estimated sewage disposal gallons per day: (<u>24 gallons</u> / day)
Do the plans require review by the State Fire Marshal Office? (X) 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?
Does the building have an automatic fire detection system?
Will the development require a hydrant or dry hydrant fire pond? (Yes (No

Concept Plan Review Requirements

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

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

6.	<u> </u>	1 co	mplete set of plans, delivered in Adobe Acrobat, high-resolution .pdf file(s)
			Plans to be included:
			Boundary Survey
			Storm Water Management
			Erosion and Sediment Control
			Finish Grading Plan
			Site Improvement Detail Building Elevations and Structural Plans
7		Dlan	s to show the following elements for review:
7.		1 1411	s to show the following elements for review.
	<u> </u>	a.	Graphic scale and north arrow.
	<u> </u>	b.	Location and dimensions of any existing or proposed easements and copies of existing covenants or deed restrictions.
	Х	c.	Name, registration number, and seal of the land surveyor, architect, engineer, and/or similar professional who prepared the Plan.
	<u> </u>	d.	All property boundaries, land area, and zoning designations of the site, regardless of whether all or part is being developed at this time.
	X	e.	Size, shape, and location of existing and proposed buildings on the site including dimensions of the buildings and setbacks from property lines.
	<u> </u>	f.	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	g.	Location and names of streets and rights-of-way within 200' and adjacent to the proposed development.
	X	h.	Proposed finish grades and graphic arrows indicating the direction of storm water runoff.
	X	i.	Conceptual treatment of on and off site storm water management facilities.
	<u> </u>	j.	Location and sizes of existing and proposed sewer and water services including connections.
	n/a	k.	Conceptual treatment of landscaping buffers, screens, and plantings.
	n/a	1.	Location of outdoor storage areas, fences, signage and accessory structures.
	_X	m.	Context map illustrating the area surrounding the site that will be affected by the proposal, including all streets, sidewalks, intersections, storm water drainage ways, sanitary sewer lines and pump stations, nearby properties and buildings, zoning districts, and geographic features such as, but not limited to, wetlands, natural features, historic sites, flood plains, significant scenic areas, and significant wildlife habitats as provided in the Comprehensive Plan.
	<u> </u>	n.	All proposed signage and exterior lighting, including the location, size and wording of all signs, type of exterior lights, radius of light, manufacturer's specifications sheet, and the ground level intensity in foot- candles of all exterior lights. If no signage or exterior lighting is proposed, state "n/a."

Final Plan Review Requirements

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

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

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

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

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

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

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

			11	
Signature of Applicant:	Alerre	Date:	lula	21

Final Plan Review application was determined to be complete on:

-		
Date:		
Dute.	States and the	

Final	Plan Review Date:	Yes	No	<u>N/A</u>
А.	Conformance with Comprehensive Plan			
В.	Traffic			
C.	Site Access			
D.	Parking & Vehicle Circulation			
E.	Pedestrian Circulation			

Form updated 2/15/2021

		Yes	<u>No</u>	<u>N/A</u>
F.	Site Conditions			
G.	Open Space			
Н.	Sanitary Sewage			
I.	Water			
J.	Emergency Vehicle Access			
К.	Waste Disposal			
L.	Buffering			
М.	Natural Areas			
N.	Exterior Lighting			
О.	Stormwater Management			
Р.	Erosion & Sediment Control			
Q.	Buildings			
R.	Existing Landscaping			
S.	Infrastructure			
Τ.	Advertising Features			
U.	Design Relationship to Site & Surrounding Properties			
V.	Scenic Vistas & Areas			
W.	Utilities			
Х.	Mineral Exploration			
Υ.	Phosphorus Export			
Ζ.	General Requirements (ref 13-700)			
AA.	Access Management, Off-Street Parking, Loading, and Road Design and Construction (ref 13-710)			

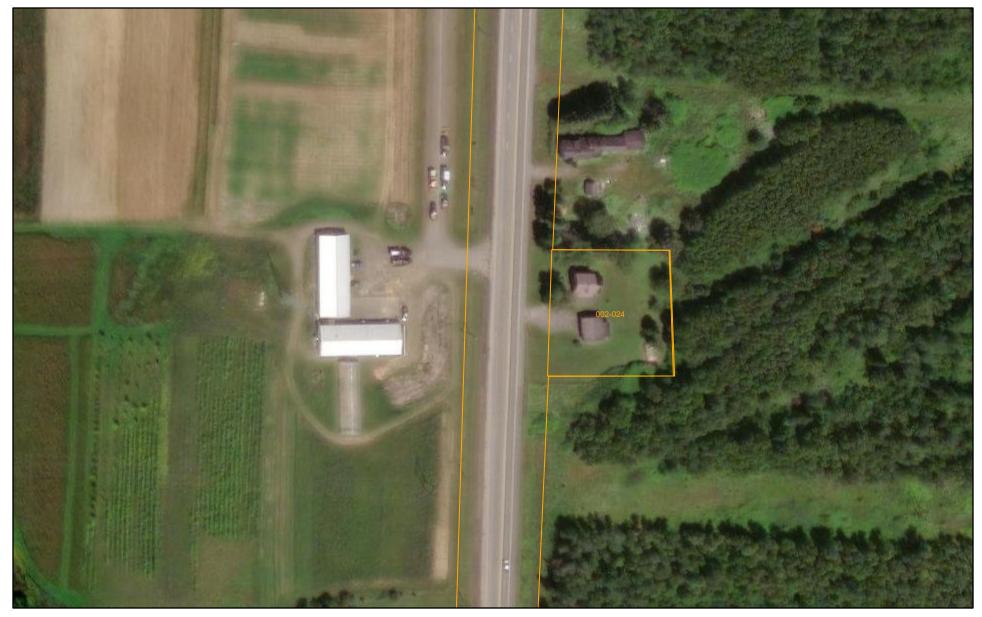
City of Caribou, Maine Site Design Review	
Site Design Review for:	Mi'kmaq Farm Fish Hatchery
Address:	1353 Presque Isles Road - U.S. Route 1
Decision by the Caribou Co	ode Enforcement Officer
On(date) th property or project reference	he Code Enforcement Officer conducted the Final Plan Review for the d above.
The application was:	Denied Approved Approved with Conditions
Signed:	Code Enforcement Officer
Decision by the Caribou Pla On(date) the Review for the property or pro-	he members of the Caribou Planning Board conducted the Final Plan
The application was:	Denied Approved Approved with Conditions
Signed:	Planning Board Chairman
	Planning Board Member
Condition(s) of Approval:	
Reason(s) for Denial:	

	: 002-026			Property D	ata		Δ.	ssessment Re	ocord		
	TATES OF AMERICA (THE) IN TR STOOK BAND OF MICMACS	UST FOR	Neighborhood	• •	ald	Voor					Total
7 NORTHE			Neighborhood 2020						-	-	
	ISLE ME 04769		Tree Growth Year 0			_ 2010	35,2	200	1,100	36,300	0
NESQUE I		X Coordinate		0	2012	91,8	300	51,000	142,800	0	
B3621P148	3		Y Coordinate		0	2013	91,8	300	51,000	142,800	0
			Zone/Land Use 11 Residential			2014	91,8	300	51,000	142,800	0
						2015	91,8		51,000	142,800	0
			Secondary Zone			2016	91,8		51,000	142,800	0
			Topography	2 Rolling		2017	91,8		51,000	142,800	0
			 1.Level	4.Below St	7.LevelBog	2018	91,8		51,000	142,800	0
			2.Rolling	5.Low	8.	2019	91,8	300	51,000	142,800	0
			3.Above St Utilities	6.Swampy	9.	2020	91,8		51,000	142,800	0
						2021	91,8		99,300	191,100	0
			1.Public 2.Water	4.Dr Well 5.Dug Well	7.Septic 8.Holding Ta	2022 91,800		300	99,300	0 191,100	0
			3.Sewer	6.Shared Wel	9.None	2023	105,5	500	129,900	235,400	0
			Street 1	Paved							
			1.Paved	4.Proposed	7.	Land Data				I	
			2.Semi Imp 3.Gravel	5.R/O/W 6.	8. 9.None	Front Foot	Туре	Effective			Influence
			TG PLAN YEAR		0			Frontage Depth	Facto	or Code	LUSE 2.R/W
nspection	Witnessed By:		ACTION NEED	ACTION NEEDED 0		12.			%		
			Sale Dat		a	13. 14.				%	3.Topography 4.Size/Shape
(Date	Sale Date	Sale Date		15.				%	5.Access
lo./Date	Description	Date Insp.	Price			_				%	6.Restriction 7.Vacancy
			Sale Type		7.07.10.0	Square Foot		Square Feet		70	8.Semi-Improved
			1.Land 2.L & B	4.Mobile 5.Other	7.C/I L&B 8.	16.Lindley Estate		0444101000		%	9.Fract Share
			3.Building	6.C/I Land	9.	17.				%	Acres 30.Rear Land 3
			Financing			18.				%	31.Rear Land 4
			1.Convent	4.Seller	7.	19.				%	32.Dominant Easem
lotes:				5.Private	8.	20.				%	33.Servient Easem
			2.FHA/VA 3.Assumed	6.Cash	9.Unknown					%	34.Tillable
			Validity			Fract. Acre		Acreage/Sites			35.Pasture
				4 Calit	7 Don-u-t-	21.House Lot (Fra	25	1.00	100	% 0	36.Orchard
			1.Valid 2.Related	4.Split 5.Partial	7.Renovate 8.Other	22.Baselot (Fract	28	5.00	100	% 0	37.Softwood TG 38.Mixed Wood TG
		3.Distress	6.Exempt	9.TO UPDATE	23.	29	25.00	100	% 0	39.Hardwood TG	
				orexempt	JITO OI DATE	Acres	30	50.00	100	% 0	40.Wasteland
			Verified			24.Houselot 25.Baselot	31 85.00		100	% 0	41.Gravel Pit
			1.Buyer	4.Agent	7.Family	25.Baselot 26.Lindley Estate	34	10.00	100	% 0	42.Mobile Home Ho
		2.Seller	E Dub Dec	8.Other	20.LITUICY EState				%	43.	
				5.Pub Rec		27.	20 December of 1				
			3.Lender	6.MLS	9.	27. 28.Rear Land 1		T	176.00		44.Lot Improvemen
Caribou	1					27. 28.Rear Land 1 29.Rear Land 2		Total Acreage	176.00		

								Caribo	
Map Lot 002					ount 6	7	Location	1353 PRESQ	E ISLE ROAD Card 1 Of 1 2/07/2024
Occupancy Code		8 Barn		138 E	Barn				
No. of Dwelling Units	0			0					
Building Class/Quality		Vood Frame			od Frame				
1.Steel 1.Low C		ow Cost		1 Lov	v Cost				
2.Rein Conc 2.Avera	ge								
3.Masonry 3.Good									
4.Wood Frm 4.Excell	ent								
5.Rigid Frm									SHED
Grade Factor	1.0			1.00					
Exterior Walls	16	Brick/Stone		1 Brie	ck/Stone				
1.Br/St 6.Comp	os								
2.C Block 7.Al/Vin	yl								
3.Concrete 8.Steel								Software	
4.Wood 9.Other							A Division of H	arris Computer Systems	
5.Stucco							in brinsion of it.	arris comparer systems	50.0
Stories/Height	1		12	1	12	2	1		00.0
Ground Floor Area	4,0	00		4,400)		1		
Perimeter Units/Fl	28	0		300			1		
Heating/Cooling	0			0			1		
11.Elec BB 19.Wall,	/FI								
12.Wall 20.Heat									
13.FWA 21.Pack									
14.HW 22.W/C	-								
15.Space 23.H/C									
16.Steam w 24.Heat							Entrance Code		
17.Steam N 25.Indiv									
18.Radiant 26.							1.Interior	6.Hanger	
Year Built	1			1			2.Refusal	7.	30.0'
Year Remodeled	0			0			3.Informed	8.Exsist R	
Condition		verage			erage		4.Vacant	9.	
1.Poor 6.Good							5.Estimate		
2.Fair 7.Very (Food						Information Code		
3.Below Ave 8.Excell									
4.Average 9.Same							1.Owner	6.Other	
5.Above Ave							2.Relative	7.Vacant	
Physical % Good	0			0			3.Tenant	8.Exist R	
Functional % Good	75			75			4.Agent	9.For Sale	
Economic % Good				100			5.Estimate	Sil of Bale	
		ate Inspe						1	
			dings & I					1.One Story Fram	
Туре	Year	Units	Grade	Cond		Funct.	Sound Value	2.Two Story Fram 3.Three Story Fr	
24 Frame Shed	0	1500	1 100	2	0 %	75 %		4.1 & 1/2 Story	
23 Frame Garage	2020	3200	3 100	4		100 %		5.1 & 3/4 Story	
	2020	5200	5 100	- T		-			
					%			6.2 & 1/2 Story	
					%	%		21.Open Frame Por	
				1	%			22.Encl Frame Por	
		+	+					23.Frame Garage	
					%			24.Frame Shed	
					%			25.Finished 1/2 S	and the second
					%	%		26.1SFr Overhang	
					%			27.Unfin Basement	
		+	+					28.Unfinished Att	
		1	1	1	%	u %	1	29.Finished Attic	

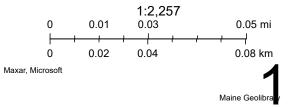
7

Maine Geoparcel Map



2/7/2024, 9:37:23 PM

Maine Parcels Organized Towns



CARIBOU ADMINISTRATION 25 HIGH STREET CARIBOU, ME. 04736

MEMO



To:Planning Board Chair and MembersFrom:Penny Thompson, City ManagerDate:February 8, 2024Re:Site Design Review Application for Mishaan Van Buren Road Community Solar Garden

The City of Caribou has received a Site Design Review Application for the Mishaan Van Buren Road Community Solar Garden at 1212 Van Buren Road on Map 19 Lot 13 in the R-3 Zone.

There is a set of documents for this project. The contractor mailed copies which will be provided.

Following this memo is the completed Site Design Review Application, the property record card, and a map of where the property is located.

Suggested Action

Please review and provide feedback. It would require a public hearing. If the Planning Board is comfortable with the application, a public hearing can be set for the next meeting on March 14.

If you wanted a date sooner, it could be done February 29. Note: Housing Symposium is February 22 and not enough time to publish for a February 15 meeting.



City of Caribou Site Design Review Application

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

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

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

Please print or type all information

Name of Property Owner / Developer: Jonathan & Michelle Mishaan / Novel Energy Solutions
Development Name: <u>ME Mishaan Van Buren Road CSG, LLC</u>
Location of Property (Street Address): Van Buren Road
City of Caribou Tax Map: <u>19</u> Lot: <u>13</u> Zone: <u>R-3</u>
Applicant Information
Brief description of project:
2.0 MW Solar Garden

Person and address to which all correspondence	regarding this application should be sent:
Name: Suzanne Rose - Novel Energy	gy Solutions Phone: 651.788.6443
Address: 2303 Wycliff Road Suite 300	E-mail: suzanne.rose@novelenergy.biz
City, State, Zip: <u>St. Paul, ME 55114</u>	
If applicant is a corporation, check if licensed in (Attach copy of Secretary of State Regist	
Name of Land Surveyor, Engineer, Architect or	other Design Professionals. (attach list if needed)
Tom Healy, PLS	Phone: 612.299.6202
Scott Gedded, PE	Phone: <u>612.322.3756</u>
What legal interest does the applicant have in proption, purchase & sales contract, etc?)	operty to be developed (ownership, owners representative,
Owners Representative - Leased Property supportive	e legal documentation) (Attach
Ger	neral Information
Ger Aroostook County Registry Deeds: Book #	teral Information 5855 Page #273 (attach copy of deed)
	5855 Page # 273 (attach copy of deed)
Aroostook County Registry Deeds: Book # What interest does the applicant have in any abu	5855 Page # 273 (attach copy of deed)
Aroostook County Registry Deeds: Book # What interest does the applicant have in any abu Is any portion of the property within 250 feet of	5855 Page # 273 (attach copy of deed) atting property? None the normal high water line of a lake, pond, river, or wetland (X) No
Aroostook County Registry Deeds: Book # What interest does the applicant have in any abu Is any portion of the property within 250 feet of or within 75 feet of any stream? () Yes	5855 Page # 273 (attach copy of deed) atting property? None the normal high water line of a lake, pond, river, or wetland (X) No
Aroostook County Registry Deeds: Book # What interest does the applicant have in any abu Is any portion of the property within 250 feet of or within 75 feet of any stream? () Yes Is any portion of the property within a Flood Ha	5855 Page #273 (attach copy of deed) atting property? None the normal high water line of a lake, pond, river, or wetland (X) No zard Zone? () Yes (X) No Total area or acreage to be developed: .57
Aroostook County Registry Deeds: Book # What interest does the applicant have in any abu Is any portion of the property within 250 feet of or within 75 feet of any stream? () Yes Is any portion of the property within a Flood Ha Total area or acreage of parcel:9.26	5855 Page #273 (attach copy of deed) atting property? None the normal high water line of a lake, pond, river, or wetland (\vee) No zard Zone? (\vee) Yes \vee) No Total area or acreage to be developed: .57 t five years? (\vee) Yes \vee) No lot, residential, etc.) .57
Aroostook County Registry Deeds: Book # What interest does the applicant have in any abu Is any portion of the property within 250 feet of or within 75 feet of any stream? () Yes Is any portion of the property within a Flood Ha Total area or acreage of parcel: <u>9.26</u> Has this land been part of subdivision in the past Identify existing use(s) of land (farmland, wood)	5855 Page #273 (attach copy of deed) ntting property? None the normal high water line of a lake, pond, river, or wetland (□) No zard Zone? (□) Yes (□) No Total area or acreage to be developed: .57 t five years? (□) Yes (□) No lot, residential, etc.)

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Recreation area(s) Estimated Area & Description: <u>N/A</u>
Common land(s) Estimated Area & Description: <u>N/A</u>
Anticipated start date for construction: Month / Year <u>5 / 25</u> Completion: <u>9 / 25</u>
Does any portion of the proposal cross or abut an adjoining municipal line? (D) Yes (X) No
Does this development require extension of public services?
Roads:
Estimated cost for infrastructure improvements: \$ <u>2 million</u>
Water Supply: Private Well: () Public Water Supply: () None: ()
Sewage Disposal: Private SSWD: () Public Sewer: () None: ()
Estimated sewage disposal gallons per day: (0/ 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?
Does the building have an automatic fire detection system? (\square) Yes (\square) No (\boxtimes) N/A
Will the development require a hydrant or dry hydrant fire pond? (Yes (No

Concept Plan Review Requirements

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

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

	1 con	nplete set of plans, delivered in Adobe Acrobat, high-resolution .pdf file(s)
		Plans to be included: Boundary Survey Storm Water Management Erosion and Sediment Control Finish Grading Plan Site Improvement Detail Building Elevations and Structural Plans
	Plans	to show the following elements for review:
X	a.	Graphic scale and north arrow.
	b.	Location and dimensions of any existing or proposed easements and copies of existing covenants or deed restrictions.
X	c.	Name, registration number, and seal of the land surveyor, architect, engineer, and/or similar professional who prepared the Plan.
X	d.	All property boundaries, land area, and zoning designations of the site, regardless of whether all or part is being developed at this time.
<u>X</u>	e.	Size, shape, and location of existing and proposed buildings on the site including dimensions of the buildings and setbacks from property lines.
X	f.	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.
<u> </u>	g.	Location and names of streets and rights-of-way within 200' and adjacent to the proposed development.
	h.	Proposed finish grades and graphic arrows indicating the direction of storm water runoff.
X	i.	Conceptual treatment of on and off site storm water management facilities.
X	j.	Location and sizes of existing and proposed sewer and water services including connections.
X X X	k.	Conceptual treatment of landscaping buffers, screens, and plantings.
X	1.	Location of outdoor storage areas, fences, signage and accessory structures.
<u> </u>	m.	Context map illustrating the area surrounding the site that will be affected by the proposal, including all streets, sidewalks, intersections, storm water drainage ways, sanitary sewer lines and pump stations, nearby properties and buildings, zoning districts, and geographic features such as, but not limited to, wetlands, natural features, historic sites, flood plains, significant scenic areas, and significant wildlife habitats as provided in the Comprehensive Plan.
n/a	n.	All proposed signage and exterior lighting, including the location, size and wording of all signs, type of exterior lights, radius of light, manufacturer's specifications sheet, and the ground level intensity in foot- candles of all exterior lights. If no signage or exterior lighting is proposed, state "n/a."

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Final Plan Review Requirements

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

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

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

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

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

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

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

Signat	ure of Applicant:	Date:					
Final 1	Plan Review application was determined to be complet	Date:					
Final	Plan Review Date:	Yes	No	<u>N/A</u>			
A.	Conformance with Comprehensive Plan						
B.	Traffic						
C.	Site Access						
D.	Parking & Vehicle Circulation						
E.	Pedestrian Circulation						

		Yes	<u>No</u>	<u>N/A</u>
F.	Site Conditions			
G.	Open Space			
Н.	Sanitary Sewage			
I.	Water			
J.	Emergency Vehicle Access			
K.	Waste Disposal			
L.	Buffering			
M.	Natural Areas			
N.	Exterior Lighting			
0.	Stormwater Management			
P.	Erosion & Sediment Control			
Q.	Buildings			
R.	Existing Landscaping			
S.	Infrastructure			
Т.	Advertising Features			
U.	Design Relationship to Site & Surrounding Properties			
V.	Scenic Vistas & Areas			
W.	Utilities			
X.	Mineral Exploration			
Y.	Phosphorus Export			
Z.	General Requirements (ref 13-700)			
AA.	Access Management, Off-Street Parking, Loading, and Road Design and Construction (ref 13-710)			

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City of Caribou Site Design Rev					
Site Design Revi	ew for:	ME Mi	shaan	Van Buren	Road CSG, LLC
А	ddress:	Van Bu	Iren R	oad	
Decision by the	Caribou Co	ode Enfo	rcemei	nt Officer	
On property or proje			Enforce	ement Officer	conducted the Final Plan Review for the
The application v	was:	Denied		Approved	Approved with Conditions
Signed:					Code Enforcement Officer
Decision by the	Caribou Pl	anning B	oard		
On	(date) t	he membe	ers of tl	he Caribou P	lanning Board conducted the Final Plan
Review for the pr	roperty or p	roject refe	erenced	l above.	
The application v	was:	Denied		Approved	Approved with Conditions
Signed:					_ Planning Board Chairman
-					Planning Board Member
_					_ Planning Board Member
					Planning Board Member
-					_ Planning Board Member
					Planning Board Member
					Planning Board Member
Condition(s) of A	Approval:				
Reason(s) for De					

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AN, JONATHAN Property Data AN, MICHELLE Neighborhood 44 EDENFIELD ROAD	Year		ment Record		
		Land	Buildings	Exempt	Total
	2010	11,900	35,900		
A AK 99623 Tree Growth Year 0			-		-
X Coordinate 0	2012	52,000	50,000	16,000	86,000
Y Coordinate 0	2013	41,000	50,000	16,000	75,000
s Owner Zone/Land Use 11 Residential	2014	41,000	50,000	16,000	75,000
, DONN DAVID	2015	41,000	50,000	16,000	
HOMAS RUSK Secondary Zone			-		· · · ·
ITONIO TX 78253	2016	41,000	50,000		
TONIO TX 78255 Topography 2 Rolling	2017	41,000	50,000	26,000	65,000
ILEVEL 4.Below St 7.LevelBog	2018	41,000	50,000	0	91,000
, THERESA G LIFE ESTATE 2.Rolling 5.Low 8.	2019	41,000	50,000	0	
IN SIROIS 3.Above St 6.Swampy 9.	2020		-		
HOMAS RUSK Utilities 4 Drilled Well 7 Septic Syste		41,000	50,000	25,000	
ITONIO TX 78253	2021	41,000	50,000	25,000	66,000
2.Water 5.Dug Well 8.Holding	a 2022	41,000	50,000	23,750	67,250
3.Sewer 6.Shared Wel 9.None	2023	47,100	72,700	31,000	
Street 1 Paved				,	
1.Paved 4.Proposed 7.		l			
1.Paved4.Proposed7.2.Semi Imp5.R/O/W8.			nd Data		
3.Gravel 6. 9.None	Front Foot	Type Effe		or Code	Influence
TG PLAN YEAR 2005	11.	· / F - 1101100g-		% Code	Loge Codes
tion Witnessed By: 2015	12.			%	2.R/W
Sale Data	13. 14.		+	%	3.Topography 4.Size/Shape
Date Sale Date 12/27/20	.8 15.			%	5.Access
e Description Date Insp.	0		Ţ	%	6.Restriction 7.Vacancy
Sale Type 2 Land & Buildings	Square Foot	Squa	ire Feet		8.Semi-Improved
1.Land 4.Mobile 7.C/I L&B 2.L & B 5.Other 8.	16.Lindley Estate			%	9.Fract Share
3.Building 6.C/I Land 9.	17.			%	Acres 30.Rear Land 3
Financing 9 Unknown	18. 19.		<u> </u>	%	31.Rear Land 4
1.Convent 4.Seller 7.	19. 20.			%	32.Dominant Easem
2.FHA/VA 5.Private 8.	-			%	33.Servient Easem 34.Tillable
3.Assumed 6.Cash 9.Unknow	Eract Acre			%	34. Tillable 35.Pasture
Validity 1 Arms Length Sale	21.House Lot (Fra	24 Acreag	ge/Sites 1.00 100	% 0	36.Orchard
1.Valid 4.Split 7.Renovati		24	5.00 100		37.Softwood TG
2.Related 5.Partial 8.Other	23.	28	1.00 100		38.Mixed Wood TG
3.Distress 6.Exempt 9.TO UPD/	TE Acres	29	24.00 55		39.Hardwood TG
Verified 5 Public Record	24.Houselot	30	13.00 55		40.Wasteland 41.Gravel Pit
1.Buyer 4.Agent 7.Family	25.Baselot	44	1.00 100		41.Gravel Pit 42.Mobile Home Ho
2.Seller 5.Pub Rec 8.Other	26.Lindley Estate 27.			%	43.
3.Lender 6.MLS 9.	27. 28.Rear Land 1			I	44.Lot Improvemen
	29.Rear Land 2	Total /	Acreage 44.00	45.Mobile Home	

								Caribou	
Map Lo	ot 019-0	13		Αссοι	unt 2109	Locat	ion 12	12 VAN BI	3UREN ROAD Card 1 Of 2 2/07/2024
uilding Style	1 Convention	nal	SF Bsmt Living	0		Layout 1	Typical		
Conv.	5.Colonial	9.Condo	Fin Bsmt Grade	0 0		1.Typical	4.	7.	
.Ranch	6.Split	10.Log	OPEN 5 OPTION	NAL O		2.Inadeq	5.	8.	
.R Ranch	7.Contemp	11.Other	Heat Type 1	00% 5 Foi	rced Warm Air	3.	6.	9.	
•	8.Cottage	12.Gambrel	1.HWBB	5.FWA	9.No Heat	Attic 9 N	one		
welling Units			2.HWCI	6.GravWA	10.	1.1/4 Fin	4.Full Fin	7.	
	0		3.H Pump	7.Electric	11.	2.1/2 Fin	5.Fl/Stair	8.	
itories	4 One & 1/2	Story	4.Radiant	8.Fl/Wall	12.	3.3/4 Fin	6.	9.None	25.0
1.1	4.1.5	7.3.50	Cool Type 0	% 9 No	ne	Insulation 3	L Full		/20.0' 35.0'
2.2	5.1.75	8.4	1.Refrig	4.W&C Air	7.	1.Full	4.Minimal	7.	Shed Shed
3.3	6.2.5	9.	2.Evapor	5.	8.	2.Heavy	5.Partial	8.	
xterior Walls	4 Asbestos S	iding	3.H Pump	6.	9.None	3.Capped	6.	9.None	
L.Wood	5.Shingles	9.Other	Kitchen Style	2 Typical		Unfinished %	5 0%		35.0 / 20.0 ~ ~ ~
2.Vinyl	6.Brick	10.Alum	1.Modern	4.Obsolete	7.	Grade & Fac	tor 2 Fair 10	00%	
3.Compos.	7.Single	11.Log	2.Typical	5.	8.	1.E Grade	4.B Grade	7.AAA Grad	
1.Asbestos	8.Concrete	12.Stone	3.Old Type	6.	9.None	2.D Grade	5.A Grade	8.MS Grade	
Roof Surface	3 Sheet Meta	al	Bath(s) Style	2 Typical	Bath(s)	3.C Grade	6.AA Grade	9.Same	A(u)/1sFr
L.Asphalt	4.Composit	7.	1.Modern	4.Obsolete	7.	SQFT (Footp	rint) 696		21.0
2.Slate	5.Wood	8.	2.Typical	5.	8.	Condition	3 Below Ave	erage	
3.Metal	6.Rolled R	9.	3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G	25.5 29.0
SF Masonry Tri	rim O		# Rooms	0		2.Fair	5.Avg+	8.Exc	
OPEN-3-CUSTO	OM O		# Bedrooms	0		3.Avg-	6.Good	9.Same	
OPEN-4-CUSTO	OM O		# Full Baths	1		Phys. % God	d 0%		
ear Built	1868		# Half Baths	0		Funct. % Go			
ear Remodele	ed O		# Addn Fixtures	5 O		Functional C	ode 9 None		- 24.0
oundation	3 Brick &/or	Stone	# Fireplaces	0		1.Incomp	4.Plb/Heat	7.	
		7.ICF				2.O-Built	5.	8.Frac Sha	
	5.Slab	8.				3.Style	6.	9.None	
		9.				Econ. % God			-
	4 Full Baseme			_		Economic Co			
		7.				0.None	3.No Power	r 7.	
		8.				1.Location	4.Generate		
	6.	9.None			Software	2.Encroach	9.None	9.	
Bomt Gar # Ca		Sintonic				Entrance Co			-
	t 2 Damp Bas	sement	A Dr	vision of Harris Con	nputer Systems	1.Interior	4.Vacant	7.	
	-	7.				2.Refusal	5.Estimate	8.Exsist R	
	5.	8.				3.Informed	6.Hanger	9.	
•	5. 6.	9.					Code 5 Esti		_
	0.	5.				1.0wner	4.Agent	7.Vacant	
						2.Relative	5.Estimate	8.Exist R	
		Date In	spected 9	/13/2011		3.Tenant	6.0ther	9.For Sale	
				-					
	Additi	ions, Out	buildings	& Improv	ements			Story Fram	
Гуре		Year I	Jnits Grac	le Cond	Phys. Funct.	. Sound V	alle	Story Fram	
29 Finishe	d Attic	0 64				%		e Story Fr	
								1/2 Story	
24 Frame		0 70			-	%		3/4 Story	
22 Encl Fra	ame Porch	0 19	98 00	0	0 % 0	%		1/2 Story	
24 Frame			920 2 100			%		en Frame Por	
						%		cl Frame Por	
							23.Fra	ime Garage	
					%	%	24.Fra	me Shed	
-					%	%	25.Fini	ished 1/2 S	
						%	26.1SF	Fr Overhang	
							27.Unf	fin Basement	09.12.2011 15:23
						%	28.Unf	finished Att	
						% %		finished Att ished Attic	

	JONATHAN	Property Da	Δ	Card 2 Of 2 2/07/2024 Assessment Record								
	MICHELLE		Neighborhoo		1.11	Year	Land	3363511	Buildir		Exempt	Total
-	ENFIELD ROAD		Neighbornoo						Dulluli	-		
WASILLA A			Tree Growth	Year 2007		_ 2010	/,	,800		0	0	7,800
			X Coordinate		0	2012	4,	,400		0	0	4,400
B5855P273	3		Y Coordinate		0	2013	4,	,500		0	0	4,500
Previous O			Zone/Land U	lse 11 Residenti	al	2014	4.	,900		0	0	4,900
•	ONN DAVID					2015		,000		0	0	5,000
4611 THO	MAS RUSK		Secondary Z	one		2016	-	,800		0	0	5,800
SAN ANTO	NIO TX 78253		Topography	2 Polling						-		
	12/27/2018		Topography	2 Kuning		2017		,100		0	0	6,100
Previous O			1.Level	4.Below St	7.LevelBog	2018	5,	,900		0	0	5,900
	HERESA G LIFE ESTATE		2.Rolling 3.Above St	5.Low 6.Swampy	8. 9.	2019	5,	,500		0	0	5,500
% donn s 4611 thoi			Utilities			2020	5,	,500		0	0	5,500
	NIO TX 78253					2021	4,	,800		0	0	4,800
	10/01/2015		1.Public 2.Water	4.Dr Well 5.Dug Well	7.Septic 8.Holding Ta	2022	-	,700		0	0	4,700
			3.Sewer	6.Shared Wel	9.None	2023	-	,500		0	0	6,500
			Street	1 Paved		2023	0,	,500			0	0,500
			1.Paved	4.Proposed	7.							
			2.Semi Imp	5.R/O/W	8.				d Data		•	1
			3.Gravel	6.	9.None	Front Foot	Туре	Effec Frontage	Depth	Inf Factor		Influence Codes
Increation	Witnessed By:		TG PLAN YE		2005	11.					%	1.Use
Inspection	Withessed by.		ACTION NEE		2015	12. 13.					%	2.R/W 3.Topography
				Sale Data		- 14.					%	4.Size/Shape
<		Date	Sale Date		12/27/2018	15.					%	5.Access
lo./Date	Description	Date Insp	Price Sale Type	2 Land & Build	77,000	-					%	6.Restriction 7.Vacancy
			1.Land	4.Mobile	7.C/I L&B	Square Foot		Square	e Feet			8.Semi-Improved
			2.L & B	5.Other	8.	16.Lindley Estate		-			%	9.Fract Share Acres
			3.Building	6.C/I Land	9.	17.					%	30.Rear Land 3
			Financing	9 Unknown		18. 19.					%	31.Rear Land 4
1.1			1.Convent	4.Seller	7.	20.					%	32.Dominant Easem
lotes:			2.FHA/VA	5.Private	8.						%	33.Servient Easem 34.Tillable
			3.Assumed	6.Cash	9.Unknown						%	35.Pasture
			Validity	1 Arms Length	n Sale	21.House Lot (Fra		Acreage				36.Orchard
			1.Valid	4.Split	7.Renovate	22.Baselot (Fract	37		9.00		% 0	37.Softwood TG
			2.Related	5.Partial	8.Other	23.	38 39		12.00 15.00		% 0 % 0	38.Mixed Wood TG
			3.Distress	6.Exempt	9.TO UPDATE	Acres	39		15.00	100	% 0 %	39.Hardwood TG
			Verified	5 Public Recor	ď	24.Houselot					%	40.Wasteland
			1.Buyer	4.Agent	- 7.Family	25.Baselot					%	41.Gravel Pit
			2.Seller	5.Pub Rec	8.Other	26.Lindley Estate					%	42.Mobile Home Ho
				6.MLS	9.	27.						43.
		- "		0.14L3								
Caribou			3.Lender	0.ML3	5.	28.Rear Land 1 29.Rear Land 2		Total A	creage	36.00		44.Lot Improvemen 45.Mobile Home

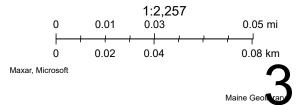
								Caribou	l					
Map Lo	ot 019-0	013		Acco	unt 2109	Locati	on 12		JREN ROAD	Card	2	Of	2	2/07/2024
Building Style			SF Bsmt Living			Layout								<u> </u>
1.Conv.	5.Colonial		Fin Bsmt Grade			1.Typical	4.	7.						
2.Ranch	6.Split	5	OPEN 5 OPTIO			2.Inadeq	5.	8.						
	7.Contemp	11.Other		.00%		3.	6.	9.						
4.Cape	8.Cottage	12.Gambrel	1.HWBB	5.FWA	9.No Heat	Attic								
Dwelling Units			2.HWCI	6.GravWA	10.	1.1/4 Fin	4.Full Fin	7.						
Other Units			3.H Pump	7.Electric	11.	2.1/2 Fin	5.Fl/Stair	8. 0 Norse						
Stories	415	7 2 50	4.Radiant	8.Fl/Wall	12.	3.3/4 Fin	6.	9.None						
1.1	4.1.5 5.1.75	7.3.50		4 W&C Air	7	Insulation 1.Full	4 Minimal	7						
2.2 3.3	5.1.75 6.2.5	8.4 9.	1.Refrig 2.Evapor	4.W&C Air 5.	7. 8.	2.Heavy	4.Minimal 5.Partial	7. 8.						
5.5 Exterior Walls	0.2.3	9.	3.H Pump	5. 6.	o. 9.None	3.Capped	5.Partial 6.	o. 9.None						
1.Wood	5.Shingles	9.Other	Kitchen Style		5.110112	Unfinished %		9.100110						
2.Vinyl	6.Brick	10.Alum	1.Modern	4.Obsolete	7.	Grade & Fact								
	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			Bath(s) Style			3.C Grade	6.AA Grade							
1.Asphalt	4.Composit	7.	1.Modern	4.Obsolete	7.	SQFT (Footpr								
2.Slate	5.Wood	8.	2.Typical	5.	8.	Condition	,							
3.Metal	6.Rolled R	9.	3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G						
SF Masonry Tri	rim		# Rooms			2.Fair	5.Avg+	8.Exc						
OPEN-3-CUSTO			# Bedrooms			3.Avg-	6.Good	9.Same						
OPEN-4-CUSTO	OM		# Full Baths			Phys. % Goo	d							
'ear Built			# Half Baths			Funct. % Goo								
'ear Remodele	ed		# Addn Fixture	S		Functional Co								
oundation			# Fireplaces			1.Incomp	4.Plb/Heat	7.						
	4.Wood	7.ICF				2.O-Built	5.	8.Frac Sha						
2.C Block	5.Slab	8.				3.Style	6.	9.None						
3.Br/Stone	6.Piers	9.				Econ. % Goo								
Basement		-			IO	Economic Co		-						
	4.Full Bmt	7.				0.None	3.No Power							
	5.Crawl Sp 6.	8. 9.None			C .C	1.Location 2.Encroach	4.Generate	8. 9.						
3.3/4 Bmt 3smt Gar # Ca		3.10018			Software	Entrance Cod	9.None	5.						
Net Basement			A Di	ivision of Harris Co	omputer Systems	1.Interior	4.Vacant	7.						
1.Dry	4.Dirt	7.				2.Refusal	5.Estimate	8.Exsist R						
2.Damp	5.	7. 8.				3.Informed	6.Hanger	9.						
3.Wet	6.	9.				Information (5.						
			1			1.0wner	4.Agent	7.Vacant						
						2.Relative	5.Estimate	8.Exist R						
		Date Ins	spected 9	/13/2011		3.Tenant	6.Other	9.For Sale						
	Addit		buildings		/ements	1		Story Fram						
Гуре				de Cond	Phys. Funct.	Sound Va	111111111111111111111111111111111111111	Story Fram						
урс							3.Thre	e Story Fr						
				'		6		1/2 Story						
					% %	6		3/4 Story						
					% %	6		1/2 Story						
					% %	6		en Frame Por						
						6		l Frame Por						
								me Garage						
				'	% %			me Shed						
					% %	6		ished 1/2 S						
					% %	6		r Overhang						
				_		6		fin Basement						
			1				120116							
		<u> </u>						finished Att						\sim
						6		ished Attic						2
														3

Maine Geoparcel Map



2/7/2024, 9:39:29 PM

Maine Parcels Organized Towns



CARIBOU ADMINISTRATION 25 HIGH STREET CARIBOU, ME. 04736

MEMO



To: Planning Board Chair and Members
From: Penny Thompson, City Manager
Date: February 8, 2024
Re: Site Design Review Application for 799 Main Street – CEO Approval only

The City of Caribou has received a Site Design Review Application for 799 Main Street on Map 39 Lot 197 in the C-2 Zone.

Following this memo is the completed Site Design Review Application, the property record card, and a map of where the property is located.

Suggested Action

Please review and provide feedback. It would not require a public hearing, just CEO approval.



City of Caribou Site Design Review Application

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

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

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

Please print or type all information
Name of Property Owner / Developer:
Development Name: JOHN FULTON
Location of Property (Street Address): 799 MAIN St. CARIBON
City of Caribou Tax Map: Lot: Zone: Zone: Lots 14+15 (PART of Lot 2"I"TSWNShip BOOK 12, Arbz 116+117
Applicant Information
Brief description of project: Flooring Store to Re-open
Buy tSELL INC PAUN BROKER OPENATIONS
Buy ESELL INC PAUN BNOKER OPENATIONS

* ADDITIONAL ADDRESS: 110 Motthaven DR CROSSVILLE, TA 38558				
# USE This ADDRESS UNTIL BYSINESS OPENS IN SPMA6/SUMER 24 Person and address to which all correspondence regarding this application should be sent:				
Name: JOHN FULTON Phone: 916/738-0272				
Name:JOHN FULTONPhone:916/738-0272Address:26NORTH St #151E-mail:JOHNNF4LTON QICIOUD.City, State, Zip:Resque Isle, ME. 04769COM				
City, State, Zip: Kesque Isle, ME. 04769				
If applicant is a corporation, check if licensed in Maine (Attach copy of Secretary of State Registration) (() Yes () No (() N/A				
Name of Land Surveyor, Engineer, Architect or other Design Professionals. (attach list if needed)				
Phone:				
Phone:				
What legal interest does the applicant have in property to be developed (ownership, owners representative, option, purchase & sales contract, etc?)				
(Attach supportive legal documentation)				
General Information				
Aroostook County Registry Deeds: Book # 12 Page # 16 ± 117 (attach copy of deed)				
Aroostook County Registry Deeds: Book # 12 Page #// $b + 117$ (attach copy of deed) What interest does the applicant have in any abutting property? $NOAE$				
What interest does the applicant have in any abutting property? $\boxed{\text{MOME}}$ 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? ($\boxed{1}$) Yes ($\boxed{1}$) No				
What interest does the applicant have in any abutting property? <u>MOME</u> Is any portion of the property within 250 feet of the normal high water line of a lake, pond, river, or wetland				
What interest does the applicant have in any abutting property? $\boxed{\text{MOME}}$ 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? ($\boxed{1}$) Yes ($\boxed{1}$) No				
What interest does the applicant have in any abutting property? $MOME$ 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 Total area or acreage of parcel: $\frac{1}{4}$ MME Total area or acreage to be developed: $\frac{1}{4}$ MCME Lot				
What interest does the applicant have in any abutting property? \cancel{MOME} 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? ((\square)) Yes ((\square)) No Is any portion of the property within a Flood Hazard Zone? ((\square)) Yes ((\square)) No Total area or acreage of parcel: $\cancel{/4}$ \cancel{MOME} Total area or acreage to be developed: $\cancel{/4}$ \cancel{MOME} Lot Has this land been part of subdivision in the past five years? ((\square)) Yes ((\square)) No				
What interest does the applicant have in any abutting property? \underline{NONE} 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? ($\underline{\square}$) Yes ($\underline{\square}$) No Is any portion of the property within a Flood Hazard Zone? ($\underline{\square}$) Yes ($\underline{\square}$) No Total area or acreage of parcel: $\underline{ 4 ACNE }$ Total area or acreage to be developed: $\underline{ 4 ACNE }$ total area or acreage to be developed: $\underline{ 4 ACNE }$ total area or acreage to be developed: $\underline{ 4 ACNE }$ total area or acreage to be developed: $\underline{ 4 ACNE }$ total area or acreage to be developed: $\underline{ 4 ACNE }$ total area or acreage to be developed: $\underline{ 4 ACNE }$ total area or acreage to be developed: $\underline{ 4 ACNE }$ total area or acreage to be developed: $\underline{ 4 }$ total area or acreage to be developed: $\underline{ 4 }$ total area or acreage to be developed: $\underline{ 4 }$ total area or acreage to be developed: $\underline{ 4 }$ total area or acreage to be developed: $\underline{ 4 }$ total area or acreage to be developed: $\underline{ 4 }$ total area or acreage to be developed: $\underline{ 4 }$ total area or acreage to be developed.				

	Recreation area(s) Estimated Area & Description:				
	Common land(s) Estimated Area & Description:				
NA	Anticipated start date for construction: Month / Year Completion:				
	Does any portion of the proposal cross or abut an adjoining municipal line? (Yes (No				
	Does this development require extension of public services?				
	Roads:				
JA	Estimated cost for infrastructure improvements: \$				
	Water Supply: Private Well: (Public Water Supply: (None: ()				
	Sewage Disposal: Private SSWD: () Public Sewer: (None: ()				
	Estimated sewage disposal gallons per day: (/ day)				
Do the plans require review by the State Fire Marshal Office? (D) Yes (Attach Barrier Free and Construction Permits from SFMO) Have the plans been reviewed & approved by the Caribou Fire Chief? (D) Yes (M) No					
				Does the building have an automatic sprinkler system? (\square) Yes (\square) No (\square) N/A	
	Does the building have an automatic fire detection system? (\Box) Yes (\Box) No (\Box) N/A				
	Will the development require a hydrant or dry hydrant fire pond? () Yes () No				

Concept Plan Review Requirements

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

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

	1 con	mplete set of plans, delivered in Adobe Acrobat, high-resolution .pdf file(s) Plans to be included: Boundary Survey Storm Water Management Erosion and Sediment Control Finish Grading Plan Site Improvement Detail Building Elevations and Structural Plans
	Plans	s to show the following elements for review:
	a.	Graphic scale and north arrow.
	b.	Location and dimensions of any existing or proposed easements and copies of existing covenants or deed restrictions.
	C.	Name, registration number, and seal of the land surveyor, architect, engineer, and/or similar professional who prepared the Plan.
<u></u>	d.	All property boundaries, land area, and zoning designations of the site, regardless of whether all or part is being developed at this time.
	e.	Size, shape, and location of existing and proposed buildings on the site including dimensions of the buildings and setbacks from property lines.
	f.	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.
	g.	Location and names of streets and rights-of-way within 200' and adjacent to the proposed development.
S	h.	Proposed finish grades and graphic arrows indicating the direction of storm water runoff.
	i.	Conceptual treatment of on and off site storm water management facilities.
	j.	Location and sizes of existing and proposed sewer and water services including connections.
	k.	Conceptual treatment of landscaping buffers, screens, and plantings,
	1.	Location of outdoor storage areas, fences, signage and accessory structures.
	m,	Context map illustrating the area surrounding the site that will be affected by the proposal, including all streets, sidewalks, intersections, storm water drainage ways, sanitary sewer lines and pump stations, nearby properties and buildings, zoning districts, and geographic features such as, but not limited to, wetlands, natural features, historic sites, flood plains, significant scenic areas, and significant wildlife habitats as provided in the Comprehensive Plan.
	n.	All proposed signage and exterior lighting, including the location, size and wording of all signs, type of exterior lights, radius of light, manufacturer's specifications sheet, and the ground level intensity in foot- candles of all exterior lights. If no signage or exterior lighting is proposed, state "n/a."

6

7

Final Plan Review Requirements

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

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

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

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

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

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

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

Signature of Applicant: <i>Mu future</i> Date: <i>Date: Date:</i> Date: Date: Final Plan Review application was determined to be complete on: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Da	-:
Final Plan ReviewDate:YesNo	<u>N/A</u>
A. Conformance with Comprehensive Plan	
B. Traffic	
C. Site Access	
D. Parking & Vehicle Circulation	
E. Pedestrian Circulation	

Form updated 2/15/2021

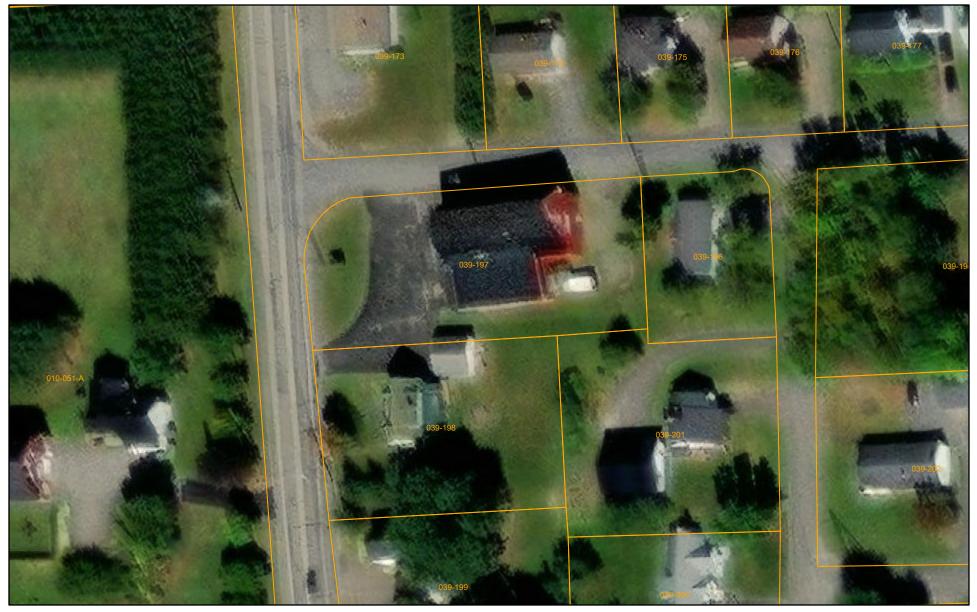
		Yes	No	<u>N/A</u>
F.	Site Conditions			
G.	Open Space			
H.	Sanitary Sewage			
I.	Water			
J.	Emergency Vehicle Access			
K.	Waste Disposal			
L.	Buffering			
Μ.	Natural Areas			
N.	Exterior Lighting			
O.	Stormwater Management			
Ρ.	Erosion & Sediment Control			
Q.	Buildings			
R.	Existing Landscaping			
S.	Infrastructure			
T.	Advertising Features			
U.	Design Relationship to Site & Surrounding Properties			
V.	Scenic Vistas & Areas			
W.e	Utilities			
X.	Mineral Exploration			
Υ.	Phosphorus Export			
Z.	General Requirements (ref 13-700)			
AA.	Access Management, Off-Street Parking, Loading, and Road Design and Construction (ref 13-710)			

City of Caribou, Maine Site Design Review	
Site Design Review for:	
Address:	
Decision by the Caribou Code Enforcement Officer	
On(date) the Code Enforcement Officer property or project referenced above.	conducted the Final Plan Review for the
The application was: Denied Approved	Approved with Conditions
Signed:	_ Code Enforcement Officer
Decision by the Caribou Planning Board On(date) the members of the Caribou Pla Review for the property or project referenced above.	anning Board conducted the Final Plan
The application was: Denied Approved	Approved with Conditions
Signed:	Planning Board Chairman
	Planning Board Member
	Planning Board Member
	Planning Board Member
·	Planning Board Member
	Planning Board Member
	Planning Board Member
Condition(s) of Approval:	
Reason(s) for Denial:	
Form updated 2/15/2021	39

Map Lot 039-197 Account 4250 FULTON, JOHN				Property Da	ata	ET Card 1 0f 1 2/07/2024 Assessment Record						
-ULTON, J -ULTON, C			Neighborhoo		ala	Year	Land	A55C5511	Buildir		Exempt	Total
	WIN COURT					2010),600	Dunian	54,400	0	65,00
OOMIS C			Tree Growth	Year 0								
			X Coordinate	2	0	2011	10	0,600		54,400	0	65,00
35859P143	3		Y Coordinate		0	2012	14	1,300		70,800	0	85,10
Previous O			Zone/Land L	Jse 11 Residenti	ial	2013	14	ł,300		70,800	0	85,10
ULTON, J 9 O BOX 4			Secondary Z	'ono		2014	14	ł,300		70,800	0	85,10
	7/		Secondary 2	one		2015	14	I,300		70,800	0	85,10
RESQUE	ISLE ME 04769		Topography	2 Rolling		2016		i,300		70,800	0	85,1
	3/07/2014											
Previous O			1.Level 2.Rolling	4.Below St 5.Low	7.LevelBog	2017		ł,300		70,800	0	85,1
.020way, '99 main	, FREDERICK C.		3.Above St	6.Swampy	8. 9.	2018	14	1,300		70,800	0	85,1
35 MAIN	JINLLI		Utilities 1	All Public		2019	14	ł,300		70,800	0	85,10
CARIBOU N	ME 04736					2020	14	ł,300		70,800	0	85,1
Sale Date:	2/04/2014		1.Public 2.Water	4.Dr Well 5.Dug Well	7.Septic 8.Holding Ta	2021	14	I,300		70,800	0	85,1
			3.Sewer	6.Shared Wel	9.None	2022		i,300		70,800	0	85,1
			Street	1 Paved								
			1.Paved	4.Proposed 5.R/O/W	7. 8.	2023	16,500		131,000		0	147,5
			2.Semi Imp			Front Foot		-	d Data	Trad		
		3.Gravel	6.	9.None	Front Foot	от Туре	Frontage	Effective ontage Depth		luence Code	Influence Codes	
nspection Witnessed By:		TG PLAN YE		0	11.			-		%	1.Use	
iopeedon			ACTION NEEDED 0 Sale Data			12. 13.					%	2.R/W 3.Topography
,		Date	Sale Date 3/07/2014			14. 15.					%	4.Size/Shape
	_		Price								%	5.Access 6.Restriction
o./Date	Description	Date Insp.	Sale Type	2 Land & Build	dings			-	_		%	7.Vacancy
			1.Land 2.L & B	4.Mobile 5.Other	7.C/I L&B	Square Foot		Squar	e Feet		%	8.Semi-Improved 9.Fract Share
			3.Building	6.C/I Land	8. 9.	16.Lindley Estate 17.					%	Acres 30.Rear Land 3
			Financing	9 Unknown		18.					%	31.Rear Land 4
			1.Convent	4.Seller	7.	19. 20.					%	32.Dominant Easer
lotes:			2.FHA/VA	5.Private	8.	20.					%	33.Servient Easem
			3.Assumed	6.Cash	9.Unknown	Fire at A sure		-	(%	34.Tillable 35.Pasture
			Validity	2 Related Par	ties	21.House Lot (Fra		Acreag	e/Sites	100		36.Orchard
			1.Valid	4.Split	7.Renovate	22.Baselot (Fract	22 28		0.25	100 100	% 0 % 0	37.Softwood TG
			2.Related	5.Partial	8.Other	23.	44		1.00		% 8	38.Mixed Wood TG
			3.Distress	6.Exempt	9.TO UPDATE	Acres					%	39.Hardwood TG 40.Wasteland
			Verified	5 Public Reco	rd	24.Houselot 25.Baselot					%	41.Gravel Pit
			1.Buyer	4.Agent	7.Family	26.Lindley Estate					%	42.Mobile Home H
			2.Seller	5.Pub Rec	8.Other	27.					%	43.
			3.Lender 6.MLS 9.		9.	28.Rear Land 1	Total Acrea			age 0.44		44.Lot Improveme
Caribou									Crosao	0 44		45.Mobile Home Pa

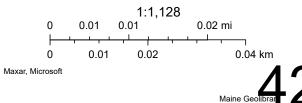
										Ca	aribou	I				
	ot 039-1	197			Acco	unt 4	4250	Locati	on 7	799 M	AIN ST	REET		Card 1	L Of 1 2/	07/2024
Building Style	0		SF Bsmt Li	ving	0			Layout 0							1	
1.Conv.	5.Colonial	9.Condo	Fin Bsmt G		0 0			1.Typical	4.	7.						
2.Ranch	6.Split	10.Log	OPEN 5 OF					2.Inadeq	5.	8.						
3.R Ranch	7.Contemp	11.0ther	Heat Type					3.	6.	9.						
4.Cape	8.Cottage	12.Gambr			5.FWA		No Heat	Attic 0						11/2sBarn		_
Dwelling Units			2.HWCI		6.GravWA	10		1.1/4 Fin	4.Full Fi							
Other Units	0		3.H Pump		7.Electric	11		2.1/2 Fin	5.Fl/Stai						GI B	
Stories	0		4.Radiant		8.Fl/Wall	12	•	3.3/4 Fin	6.	9.1	None				Shed/B	
1.1	4.1.5	7.3.50	Cool Type			one		Insulation 0								
2.2	5.1.75	8.4	1.Refrig		4.W&C Air	7.		1.Full	4.Minim							
3.3	6.2.5	9.	2.Evapor		5.	8.		2.Heavy	5.Partial							
Exterior Walls			3.H Pump		6.	9.1	None	3.Capped	6.	9.	None					
1.Wood	5.Shingles	9.0ther	Kitchen St		0	_		Unfinished %								
2.Vinyl	6.Brick	10.Alum	1.Modern		4.Obsolete			Grade & Fact								
3.Compos.	7.Single	11.Log	2.Typical		5.	8.		1.E Grade	4.B Grad		AAA Grad		80.0		5.0	
4.Asbestos	8.Concrete	12.Stone	3.Old Type		6.	9.1	None	2.D Grade	5.A Grad		MS Grade					
Roof Surface		_	Bath(s) Sty		0	_		3.C Grade	6.AA Gra	rade 9.	Same					
1.Asphalt	4.Composit	7.	1.Modern		4.Obsolete			SQFT (Footpr								
2.Slate	5.Wood	8.	2.Typical		5.	8.			0							
3.Metal	6.Rolled R	9.	3.Old Type	9	6.	9.1	None	1.Poor	4.Avg		VG					
SF Masonry Ti			# Rooms		0			2.Fair	5.Avg+		Exc					
OPEN-3-CUST			# Bedroon		0			3.Avg-	6.Good		Same					
OPEN-4-CUST			# Full Bath		0			Phys. % Good								
Year Built	0		# Half Bat		0			Funct. % Goo							27.0	
Year Remodel			# Addn Fix		0			Functional Co								1
Foundation	0 1 Wood	7 105	# Fireplace	25	0			1.Incomp	4.Plb/He							
1.Concrete 2.C Block	4.Wood 5.Slab	7.ICF 8.						2.O-Built	5. 6.		Frac Sha					
3.Br/Stone	6.Piers	8. 9.						3.Style Econ. % Goo			None			41.0		
	0.FIEIS	9.	-					Economic Coo					L		_	
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2.1/2 Bmt	5.Crawl Sp	8.						1.Location	4.Gener							
3.3/4 Bmt	5.crawi 5p 6.	9.None				Caff		2.Encroach	9.None							
Bsmt Gar # C		5.10011C	_			Soft		Entrance Cod								
Wet Basemen			_	A Divisi	ion of Harris Co	omputer Syste	ms	1.Interior	4.Vacan							
1.Dry	4.Dirt	7.						2.Refusal	5.Estima		Exsist R					
2.Damp	5.	8.						3.Informed	6.Hange							
3.Wet	6.	9.						Information C								
	~-							1.0wner	4.Agent		Vacant	1				
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		Date 1	inspected	9/2	0/2011			3.Tenant	6.0ther		For Sale					
	tihh∆		utbuildin	-	· ·	Vemon	ts	1		One Story						
Гуре	Audit	Year		-	Cond	Phys.	Funct.	Sound Va	alue 2.T	Two Story	Fram					
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										1 & 1/2 St		1				1
24 Frame				100	4		6 75 %			1 & 3/4 St				Sala and the second		
27 Unfin E	Basement	1997	1485 3	100	4	0 %	6 100 %			2 & 1/2 St						
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Maine Geoparcel Map



2/7/2024, 10:42:32 PM

Maine Parcels Organized Towns



MEMO

To:Planning Board Chair and MembersFrom:Penny Thompson, City ManagerDate:Fobruary 8, 2024

Date: February 8, 2024

Re: LD 2003 Updated Language from NMDC

NMDC has provided the City of Caribou with updated language to comply with LD 2003.

Suggested Action

Please review and provide feedback.



Definitions

 Accessory Dwelling Unit: A self-contained dwelling unit located within, attached to or detached from a single-family dwelling unit located on the same parcel of land. An accessory dwelling unit must be a minimum of 190 square feet unless the Technical Building Code and Standards Board, pursuant to 10 M.R.S. § 9722, as may be amended, adopts a different minimum standard: if so, that standard applies. An accessory dwelling unit can be no greater than _____ square feet or ____% of the principal structure, whichever is greater.

2. Affordable Housing Development:

- a) For rental housing, a development in which a household whose income does not exceed 80% of the medium income for that area as defined by the United States Department of Housing and Urban Development under the United States Housing Act of 1937, Public Law 75-412, 50 Stat. 888 Section 8, as amended, can afford a majority of the units that the developer designates as affordable without spending more than 30% of the household's monthly income on housing costs; and
- b) For owned housing, a development in which a household whose income does not exceed 120% of the medium income for that area as defined by the United States Department of Housing and Urban Development under the United States Housing Act of 1937, Public Law 75-412, 50 Stat. 888 Section 8, as amended, can afford a majority of the units that the developer designates as affordable without spending more than 30% of the household's monthly income on housing costs.
- c) For the purposes of this definition, "majority" means more than half.
- d) For the purposes of this definition, "housing costs" means:
 - i. For a rental unit, the cost of rent and any utilities (electric, heat, water, sewer, and/or solid waste disposal) that the household pays separately from the rent; and
 - ii. For an ownership unit, the cost of mortgage principal and interest, real estate taxes (including assessment) private mortgage insurance, homeowner insurance, condominium fees, and homeowners' association fees.
- 3. Attached: Connected by a shared wall to the principal structure.
- 4. **Base Density**: The maximum number of units allowed on a lot not used for affordable housing based on the dimensional requirements in the City's Subdivision Ordinance or the Shoreland Zoning Ordinance, as applicable.
- 5. Centrally Managed Water System: A water system that provides water for human consumption through pipes of other constructed conveyances to at least 15 service connections or serves an average of at least 25 people for at least 60 days a year as regulated by 10-144 C.M.R Ch. 231, *Rules relating to Drinking Water*. This system may be privately owned.
- 6. **Comparable Sewer System**: Any subsurface wastewater disposal system that discharges over 2,000 gallons of wastewater per day as regulated by 10-144 C.M.R. Ch. 241, *Subsurface Wastewater Disposal Rules*.
- 7. **Density Requirements**: The maximum number of dwelling units allowed on a lot, subject to the dimensional requirements.

- 8. **Designated Growth Area**: Any area designated in the City's Comprehensive Plan as suitable for orderly residential, commercial, or industrial development, or any combination of those types of development, and into which most of the development projected over ten (10) years is directed. Designated Growth Areas may also be referred to as priority development zones or other terms with similar intent.
- 9. **Dimensional Requirements**: Numerical standards relating to spatial relationships including, but not limited to, setbacks, lot area, shore frontage, road frontage, lot depth, and height.
- 10. **Dwelling Unit**: Any part of a structure which thorough sale or lease is intended for human habitation, including single-family and multi-family housing, condominiums, time share units, and apartments.
- 11. **Existing Dwelling Units**: A residential unit in existence on a lot at the time of submission of a permit application to build additional units on the lot. If a municipality does not have a permitting process, the dwelling unit on the lot must be in existence at the time construction begins for the additional units on a lot.
- 12. **Housing**: Any part of a structure which, through sale of lease, is intended for human habitation, including single-family and multi-family housing, condominiums, time-share units, and apartments. For purposes of this rule, this does not include dormitories, boarding houses or other similar types of housing units. This also does not include transient housing or short-term rentals, unless these are otherwise allowed by local ordinance.
- 13. Lot: A single parcel of developed or undeveloped land described in a deed or other legal instrument.
- 14. Multi-family Dwelling: A structure containing three (3) or more dwelling units.
- 15. **Potable**: Safe for drinking as defined by the U.S. Environmental Protection Agency's (EPA's) Drinking Water Standards and Health Advisory Tables.
- 16. **Principal Structure**: A building or structure other than one which is used for purposes wholly incidental or accessory to the use of another structure or use on the same lot.
- 17. **Restrictive Covenant**: A provision in a deed or other covenant conveying real property, restricting the use of the land.
- 18. Single-family Dwelling Unit: A structure containing one (1) dwelling unit.
- 19. Structure: Anything temporarily or permanently located, build, constructed or erected for the support, shelter, or enclosure or persons, animals, goods or property of any kind or anything constructed or erected on or in the ground, as defined in 38 M.R.S. § 436-A(12). The term includes structures temporarily or permanently located, such as decks, patios, steps, landings, and satellite dishes. Structures does not include fences, poles and wiring, and other aerial equipment normally associated with service drops, including any guy wires and guy anchors, subsurface wastewater disposal systems as defines in 30-A M.R.S. § 4201(5); geothermal heat exchange wells as defines in 32 M.R.S. § 4700-E(3-C); or wells or water wells as defined in 32 M.R.S. § 4700-E(8).

LAND USE STANDARDS – SECTION LANGUAGE

RESIDENTIAL DENSITY

The following provisions apply to allow multiple dwelling units on lots where housing is allowed as of July 1, 2024, and thereafter.

- A. Undeveloped Parcels as of July 1, 2024
 - 1. If the lot is located within a designated Growth Area approved by the City in its Comprehensive Plan OR is served by public water and sewer, or a centrally managed water system and a comparable sewer system, the owner of the lot is permitted to have up to four (4) dwelling units, notwithstanding the requirements of the Subdivision Ordinance. The third and fourth dwelling units may be located within a structure or multiple structures. If the third and/or fourth dwelling units are created within a 5-year period, the project may be subject to subdivision review and approval.
 - 2. If the lot is located outside of the Designated Growth Area approved by the City in its Comprehensive Plan, the owner of the lot is permitted to have up to two (2) dwelling units per lot, provided that the requirements in 12 M.R.S. Chapter 423-A, as may be amended, are met. The two (2) dwelling units may be within a single structure or two separate structures.
- B. Developed Parcels as of July 1, 2024.
 - 1. If the lot contains one (1) existing dwelling unit, up to two additional dwelling units may be constructed, notwithstanding the requirements of the Subdivision Ordinance. The additional units may be located within, attached to, or detached from the existing structure. The owner may also choose to have one unit detached and one unit attached to the existing structure. If a third dwelling unit is created within a 5-year period, the project may be subject to additional subdivision review and approval.
 - 2. If the lot contains two (2) or more existing dwelling units, no additional units are allowed.
- C. Water and Wastewater
 - 1. Prior to occupancy, the owner of a housing structure must provide written verification to the Code Enforcement Officer that the structure is connected to adequate water and wastewater services. Written verification under this subsection must include the following:
 - a) If a housing structure is connected to a public, special district, or other comparable sewer system, proof of adequate services to support any additional flow created by the structure and proof of payment for the connection to the system;
 - b) If a housing structure is connected to a septic system, proof of adequate sewage disposal for subsurface wastewater. The septic systems must be verified as adequate by the Local Plumbing Inspector pursuant to 30-A M.R.S § 4221, as may be amended. Plans for subsurface wastewater disposal may be prepared by a licensed soil site evaluator in accordance with 10-144 C.M.R Chapter 241, Subsurface Wastewater Disposal Rules;
 - c) If a housing structure is connected to a public, special district, or other comparable water system, proof of adequate services to support any additional flow created by the structure and

proof of payment for the connection to the system, and the volume and supply of water required for the structure; and

- d) If a housing structure is connected to a well, proof of access to potable water, including the standards outlined in 01-672 C.M.R. Ch. 10 § 10.25(J), *Land Use Districts and Standards*, as may be amended. Any test of an existing well or proposed well must indicate that the water supply is potable and acceptable for domestic use.
- D. Shoreland Zoning

This section shall not be construed to exempt a property owner from the applicable provisions of shoreland zoning requirements established by the Maine Department of Environmental Protection under 38 M.R.S. Chapter 3 or the City's Shoreland Zoning Ordinance.

E. Subdivision Requirements

This section shall not be construed to exempt a property owner from the applicable provisions of State subdivision statute, 30-A M.R.S. § 4401-4408, or the City's Subdivision Ordinance relating to the division of a tract or parcel of land.

F. Restrictive Covenants

All residential units permitted after July 1, 2024, may not be construed to interfere with, abrogate or annul with validity or enforceability of any valid and enforceable easement, covenant, deed restriction, or other agreement or instrument between private parties that impose greater restrictions than those provided in this section, as long as the agreement does not abrogate rights under the United States Constitution of the Constitution of Maine.

ACCESSORY DWELLING UNITS

A. Requirements

A lot where a single-family dwelling unit is the principal structure may establish one accessory dwelling unit. The accessory dwelling unit is exempt from any density requirements or lot area requirements related to the area in which the accessory dwelling unit is constructed, except that for any accessory dwelling unit within the Shoreland Zone, it may only be established on a lot where the accessory dwelling unity itself can meet the minimum lot area and minimum shore frontage requirements of Section 15 (A) (e.g., for a single family residence and an ADU on a lot in the Shoreland Zone, the lot must have twice the minimum lot area and twice the minimum shore frontage). An accessory dwelling unit must meet the setback requirements set forth in the City's (Shoreland Zoning Ordinance) if located within the Shoreland Zone and the setback requirements set forth in any building standards.

B. Size

An accessory dwelling unit must be a minimum of 190 square feet unless the Technical Building Code and Standards Board, pursuant to 10 M.R.S. § 9722 as may be amended, adopts a different minimum standard: if so, that standard applies. An accessory dwelling unit can be no greater than _____ square feet or __% of the principal structure, whichever is greater.

C. Water and Wastewater

- 1. Prior to occupancy, the owner of an accessory dwelling unit must provide written verification to the Code Enforcement Officer that the accessory dwelling unit is connected to adequate water and wastewater services. Written verification under this subsection must include the following:
 - a) If an accessory dwelling unit is connected to a public, special district, or other comparable sewer system, proof of adequate services to support any additional flow created by the unit and proof of payment for the connection to the system;
 - b) If an accessory dwelling unit is connected to a septic system, proof of adequate sewage disposal for subsurface wastewater. The septic system must be verified as adequate by the Local Plumbing Inspector pursuant to 30-A M.R.S § 4221, as may be amended. Plans for subsurface wastewater disposal may be prepared by a licensed soil site evaluator in accordance with 10-144 C.M.R Chapter 241, Subsurface Wastewater Disposal Rules;
 - c) If an accessory dwelling unit is connected to a public, special district, or other comparable water system, proof of adequate services to support any additional flow created by the unit and proof of payment for the connection to the system, and the volume and supply of water required for the structure; and
 - d) If an accessory dwelling is connected to a well, proof of access to potable water, including the standards outlined in 01-672 C.M.R. Ch. 10 § 10.25(J), *Land Use Districts and Standards*, as may be amended. Any test of an existing well or proposed well must indicate that the water supply is potable and acceptable for domestic use.

AFFORDABLE HOUSING DEVELOPMENTS

A. Eligibility for Density Bonus

An automatic density bonus applies to certain affordable housing developments approved after July 1, 2024, as set forth herein.

- 1. The proposed development must be located within a Designated Growth Area as may be established by the City's Comprehensive Plan and be in a location that permits multi-family dwellings as of July 1, 2024.
- 2. The proposed development must comply with the minimum lot size standards in accordance with the State Minimum Lot Size law, 12 M.R.S. Chapter 423-A, as may be amended.
- 3. The proposed development must be an affordable housing development, as defined in the Chapter, where a majority of the units as affordable and meet the following requirements:
 - a) The owner of the affordable housing development executes a restrictive covenant that is enforceable by a party acceptable to the City. This restrictive covenant must be recorded in the Aroostook County Registry of Deeds to ensure that for at least thirty (30) years after the completion of construction:
 - i. For rental housing, occupancy of all the units designated affordable in the development will remain limited to households at or below 80% of the local area median income at the time of initial occupancy, and

- ii. For owned housing, occupancy of all of the units designated affordable in the development will remain limited to households at or below 120% of the local area median income at the time of initial occupancy.
- 4. Prior to occupancy, the owner of the affordable housing development must provide written verification to the Code Enforcement Officer that each unit of the affordable housing development is connected to adequate water and wastewater services. Written verification under this subsection must include the following:
 - a) If a housing unit is connected to a public, special district, or other comparable sewer system, proof of adequate services to support any additional flow created by the unit and proof of payment for the connection to the system;
 - b) If a housing unit is connected to a septic system, proof of adequate sewage disposal for subsurface wastewater. The septic system must be verified as adequate by the Local Plumbing Inspector pursuant to 30-A M.R.S § 4221, as may be amended. Plans for subsurface wastewater disposal may be prepared by a licensed soil site evaluator in accordance with 10-144 C.M.R Chapter 241, Subsurface Wastewater Disposal Rules;
 - c) If a housing unit is connected to a public, special district, or other comparable water system, proof of adequate services to support any additional flow created by the unit and proof of payment for the connection to the system, and the volume and supply of water required for the structure; and
 - d) If a housing unit is connected to a well, proof of access to potable water, including the standards outlined in 01-672 C.M.R. Ch. 10 § 10.25(J), *Land Use Districts and Standards*, as may be amended. Any test of an existing well or proposed well must indicate that the water supply is potable and acceptable for domestic use.
- 5. At least two (2) off-street parking spaces for moto vehicles must be provided for every three (3) dwelling units of an affordable housing development.
- B. Density Bonus

If the requirements of §15-105 (A) are met, the proposed development may have a dwelling unit density of not more than 2.5 times the base density that is otherwise allowed in that location. If fractional results occur when calculating the density bonus, the number of units is rounded down to the nearest whole number.

MEMO



To: Planning Board Chair and MembersFrom: Penny Thompson, City ManagerDate: February 8, 2024Re: Planning Board appointment

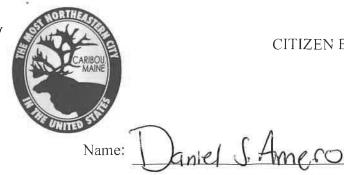
The Caribou Planning Board received an email from member Justin Staples that he would no longer be able to serve. In January, two citizens brought their names forward for the positions held by two incumbent members who were re-appointed.

Those applying are Daniel Amero and Maura Bishop. Their applications follow this memo.

Both applicants were contacted are still interested in serving. If the Planning Board would like to make a recommendation to the Caribou City Council, I can place this as an action item on the City Council agenda for the meeting on Monday February 12.

Suggested Action

Please review and provide feedback. If you have a recommendation, please make a motion, second, have discussion and then vote.



CITIZEN BOARD APPLICATION

Professional or Civic Activities (include other committees you have served on):

Caribon Viking Riders ATV Club (Board of Directors) Presque Take Kiwanis Club (Vice President) October 2023 - October 2024 Arsostock Chamber of Commerce - Business Ambassado-

Education:

Some College NMCC/umpi

Present Employer Name & Address:

Self Engloyed

Job Title: Owner / Franch-see HERBIOK Presque Iste / Amere Realty

I am interested in serving on the following committee(s):

Gariban Developement; Carbon Housing, Planning Board

Are you willing to serve on ANY committee if needed?

V Yes

No

Signature of Applicant

<u>4-18-2023</u> Date

RETURN TO CITY CLERK, 25 HIGH STREET, CARIBOU, MAINE 04736





Name: Maura Bishop

Professional or Civic Activities (include other committees you have served on):

I have not served on any committee's however profession I am able to bring analytical perspective to the community. Education: Northern Maine Community College BA-AS Business Administration/May 2024 graduate Will be Continuing on at UMPI for my masters in Business with a focus in Management. Present Employer Name & Address: SaviLinx LLC. 74 Orion Street Brunswich, ME 04011 Job Title: Business Development Operations Coordinator (Business Analist) I am interested in serving on the following committee(s): aribou Development Committee Planning Board Are you willing to serve on ANY committee if needed? Yes No 11-30-2022 Signature of Applicant Date

RETURN TO CITY CLERK, 25 HIGH STREET, CARIBOU, MAINE 04736

MEMO



To: Planning Board Chair and MembersFrom: Penny Thompson, City ManagerDate: February 8, 2024Re: Changes to the Land Use Table

Members were going to look at old emails to find out where we were with the updates to the land use table.

I found some information on Mr. Marker's computer. Our computer technician is taking the hard drive out of Ken's computer and into an external case so that I can look on his computer for the work on the Land Use Table and Zoning Maps.

Suggested Action

This is an item for discussion.

MEMO

To: Planning Board Chair and MembersFrom: Penny Thompson, City ManagerDate: February 8, 2024Re: Staff Report



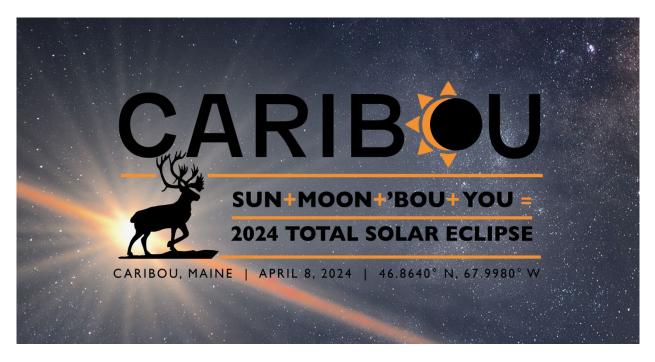
Grant Updates – on following page

Blighted Properties

Economic Development Ice Breaker 01.29.2024

2024 Municipal Budget – Code Enforcement Staff

Coming Soon:





GRANT PROJECT UPDATES

FEBRUARY 2024

CERCLA

\$ TBD EPA EMERGENCY ACTION ON STEAM

PLANT

- Action plan from US EPA Region 1 has been received.
- EPA / DEP onsite 10/4/23
- \$2 million has been approved for Steam Plant demolition project (no match required).
- Waiting for more information.

NORTHERN BORDER REGIONAL **COMMISSION (NBRC)**

RIVERFRONT PLAN & PROJECTS \$472,550

Grant agreement finalized.

- Mandatory Grantee meeting on 9/27.
- LDD Contract approved at 10/10 City Council meeting.
- Story on WAGM, Tuesday 9/26.
- Requested partial notice to proceed for NEPA review 2/2/2024



DOT VPI

\$50,000

DEPARTMENT OF TRANSPORTATION

VILLAGE PARTNERSHIP INITIATIVE

Contract with TYLin and Rasor Landscape Architecture executed This is a 50/50 partnership with MaineDOT to rethink how people access areas in Caribou.

CONGRESSIONALLY DIRECTED SPENDING REQUESTS

SENATOR COLLINS:

FY23 - POLICE STATION \$2.5 MILLION

The City was contacted by HUD on 2/2, they have added more staff to help. Station in Design Development Phase, presentation by architect at 2/12 City Council meeting. LEARN MORE: <u>https://www.cariboumaine.org/police-station-project/</u>

FY23 - CARIBOU POND & PARK RECLAMATION PROJECT \$4.459 MILLION The City was contacted by HUD on 2/2, they have added more staff to help. No work can begin until project is funded. Still waiting.

FY24 - IMPROVEMENTS TO FIRE STATION \$1.359 MILLION Waiting for passage of federal budget.

SENATOR KING:

FY24 - ENERGY IMPROVEMENTS AT LIBRARY Waiting for passage of federal budget.



EPA BROWNFIELDS FY2023

DIESEL PLANT & OTHER



- Qualified Environmental Professional has been selected: County Environmental Engineering, Inc.
- ASAP payment portal is all set up to be able to receive grant funding.
- Cooperative Agreement has been received from the US EPA.
- Online reporting through ACRES portal done for last quarter.
- "Notice to Proceed" received.
- Public hearing on 1/30, 30-day comment period on ABCA is open.
- LEARN MORE: https://www.cariboumaine.org/grants/

ARPA NEU FUNDS:

2021 - BROADBAND STUDY 2022 - USED AS MATCH FOR COUNTY ARPA PROJECT 2023 - USED AS MATCH FOR COUNTY ARPA PROJECT

ARPA - AROOSTOOK COUNTY MATCHING FUNDS

FY2022 - IMPROVEMENTS TO FIRE STATION & \$150,000 AMBULANCE EQUIPMENT

FY2023 - FIRE DEPARTMENT TURN-OUT GEAR, \$100,349 POLICE BODY WORN CAMERAS & RADIOS FY2024 - LETTERS OF INTEREST DEADLINE 2/16/2024

Did you know that a successful grant application starts with well-constructed planning documents? The City of Caribou is working on their 2024-2034 Comprehensive Plan which will be the foundation for grant applications going forward.

Care. Envision. Do. CARIBOU 2034

CARE for our community, ENVISION the future, then help Caribou **DO** what it takes to make it happen!

JOIN THE CONVERSATION: CARIBOUMAINE.ORG/CARIBOU203