



City of Caribou, Maine

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

AGENDA Caribou Planning Board Regular Meeting Thursday March 14, 2024, at 6:00 p.m.

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, March 14, 2024, will be read during the meeting. Send comments to City Manager Penny Thompson at pthompson@cariboumaine.org.

- I. Call Meeting to Order, Determine Quorum, disclosure of conflicts of interest
- II. Approval of minutes
 - a. Review & approval of February 8, 2024, Planning Board Meeting Minutes
- III. Public Hearings
 - a. Site Design Review – Mishaan Van Buren Road Community Solar Garden
- IV. City Council Liaison Updates
- V. New Business
 - a. Melissa Hartin daycare application
 - b. LD 2003 updated language from NMDC
- VI. Old Business
 - a. 3/7 workshop: changes to the Land Use table review
 - b. Review of Housing Symposium on 2/22
- VII. Staff Report
- VIII. Adjournment



City of Caribou, Maine

Meeting Minutes Caribou Planning Board Regular Meeting

Thursday February 8, 2024, at 6:00 p.m.

*Municipal Building
25 High Street
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Members Present: Amanda Jandreau, James Belanger, David Corriveau, Steve Wentworth, Frank McElwain.

Others in attendance: Penny Thompson, staff, Catherine Ingraham, of CEI, Melissa Lizotte, Aroostook Republican.

Remote: Ralph Addonizio and Suzanne Rose of Novel Energy, Jonathan Mishaan, owner of property where solar farm is located.

Absent: Eric Hitchcock, Jody Smith, City Council liaison.

- I. The meeting was called to order at 6:01.
It was determined that there was a quorum.
Conflict of interest: Amanda Jandreau is the Project Manager for Harriman Mi' kmaq Fish Hatchery project.
- II. Review and Approval of minutes of January 18, 2024
A motion was made by Frank McElwain to approve the minutes of January 18, 2024. The motion was seconded by Steve Wentworth. The vote was unanimous.
- III. City Council Liaison Updates.
None.
- IV. New Business
 - a. Cat Ingraham presented on the Housing Symposium to be held February 22 at 6:00 pm at Wellness Center
 - Amanda Jandreau asked what barriers are within the land use code/ zoning
 - Steve Wentworth suggested R1 could become R2 zone, and C2 could be multi-use zoning; it would be in line with LD2003
 - James Belanger asked how we are advertising the symposium.
 - It was agreed to ask Jay about Steve Wentworth's ideas.
 - Is Jay invited to the meeting?
 - b. Site Design Review – Mishaan Van Buren Road Community Solar Garden
 - Presentation by Ralph Addonizio, Novel Energy
 - Steve Wentworth – 30-foot Right-of-Way as depicted on the plan, or is Caribou Right-of-Way requirement to be 50 foot ROW. (staff to check on this)
 - Ralph Addonizio said there will be a gravel access road and mixture of native grass under the array
 - Amanda Jandreau asked what the amount of impervious surface would be on the entire parcel (not just the 0.57 acre).
 - Steve Wentworth said it looks like a good plan.
 - A motion was made by Steve Wentworth to move the plan to a Public Hearing on March 14. The motion was seconded by David Corriveau. The vote was unanimous.

- c. Site Design Review – Mi'kmaq Nation, Fish Hatchery Expansion
 - Amanda Jandreau presented on behalf of Harriman
 - This needed DEP review and it is in the queue.
 - A motion was made by David Corriveau to approve the plan. The motion was seconded by Steve Wentworth. 1 abstained/ Amanda Jandreau; James Belanger, David Corriveau, Steve Wentworth, Frank McElwain voted yes. Motion carried.
- d. 799 Main Street Caribou reopening (CEO Approval only)
 - Frank McElwain likes to see an underutilized building back in use.
 - Steve Wentworth commented on expansion of use.
- e. LD 2003 updated language from NMDC
 - next meeting – Jay will go over LD2003
 - include something that one unit is required to be owner occupied
- f. Planning Board appointment for open seat
 - James Belanger knows Dan. Both applications read well so all agreed that they would appreciate any member appointed by the Caribou City Council.

V. Old Business

- a. Changes to the Land Use table –
 - Ask about Riverfront comments on zoning and land use table
 - David Corriveau will take Land Use Table comments to the Business Investment Group for comments
 - Special Meeting on March 7 on Land Use Table and some new uses
 - Accessory dwelling units discussion

VI. Staff Report

- a. Grant Updates – a flyer with updates was provided.
The Riverfront Committee / Brownfields project had a public hearing on January 30th. There is now a 30-day comment period for an analysis of cleanup alternatives. A notice to proceed has been received and quarterly reporting is done.
- b. It has been heard that the Steam Plant Project has been approved for \$2 million dollars, outside of the Brownfields Grant. (CERCLA Action)
- c. The Northern Border Regional Commission has a partial notice to proceed. NEPA review is needed.
- d. Village Partnership Initiative will have a kickoff meeting on March 1st.
- e. Congressionally directed spending request- no money received yet.
- f. Dangerous buildings / blight is a City Council priority.
Currently, they are working with the owners of a property on Sweden Street to get a consent agreement to have the house torn down.
- i. Economic Development had an Ice Breaker on the 29th. The Planning Board was involved.
- j. In the 2024 Municipal Budget, the city manager increased the salary for the CEO in the hopes of finding a Planner/ CEO.
- k. On April 8th there will be an eclipse event / Star Park at the Wellness Center from noon until 6 p.m. Lodgings in the area are sold out.
- l. Discussion on the status of modifications and expansions of some local lodgings.

VII. Adjournment

Motion by David Corriveau to adjourn, seconded by James Belanger.

Passed by unanimous vote.
Meeting Adjourned 7:50 pm.

Respectfully Submitted,
James Belanger
Planning Board Secretary

JEB/JK

**CARIBOU ADMINISTRATION
25 HIGH STREET
CARIBOU, ME. 04736**



MEMO

To: Planning Board Chair and Members
From: Penny Thompson, City Manager
Date: March 14, 2024
Re: Public Hearing 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.

Tonight is the Public Hearing.

Suggested Action

Open the public hearing and ask for any comments.

Close the public hearing.

After the public hearing, review the Site Design Review Application criteria and if approved, you can approve the application. At the last meeting there was a question about the amount of impervious surface at the entire parcel and not just the project site.

If you still have questions, a conditional approval could be approved.

Caribou City Council Notice of Public Hearing

The Caribou Planning Board will hold a Public Hearing
Thursday, March 14, 2024, at 6:00 p.m. in City Council
Chambers, 25 High Street, Caribou.

The public hearing is for Site Design Review – Mishaan Van
Buren Road Community Solar Garden; 1212 Van Buren
Road, Caribou; contractor - Novel Energy

Information will be posted on the City's website :
www.cariboumaine.org

Interested individuals are encouraged to attend.

Published March 6, 2024

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January 19, 2024

City of Caribou, ME
25 High Street
Caribou, ME 04376

Attn: Penny Thompson, City Manager & Acting CEO

RE: Permit Application for Planning Board Review
ME Mishaan Van Buren Road CSG

Dear Ms. Thompson,

Novel Energy Solutions (Applicant) is pleased to submit an application for a review of the Mishaan Van Buren Road CSG (Project) to be located in Caribou, Maine. We look forward to working with the Planning Board on this Project.

Please find enclosed the following attachments:

1. Site Design Review Application
2. Plan Requirements
3. Project Narrative
4. Project IFP Site Plan
5. Tax Map
6. Letter of Good Standing
7. Deed
8. Lease Memo Recorded
9. MDOT Driveway Access Permit Approval
10. Spec Sheets
11. Solar Garden Overview (*sent out to abutting properties*)
12. MDEP Decommissioning Plan
13. NES Operations & Maintenance Overview
14. Comprehensive Site Specific Safety Plan (*digital copy only*)
15. IFP Environmental Package (*digital copy only*)
16. Stormwater Management Plan (*digital copy only*)

Upon receipt of this digital submission, we will ship out the ten (10) hard copies of this application and supporting documents, as well as 11x17 copies of the Site Plan/IFP's. Only a digital copy will be supplied of any large documents listed above, in order to save paper. Copies can be made after final site plan approval for your office file.

Please contact me at the email below for any comments on our application, fees, or other needs, as well as the date we can be added to your next Planning Board agenda.

Sincerely,

Suzanne Rose, Permitting Specialist
Suzanne.rose@novelenergy.biz



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: _____

Location of Property (Street Address): _____

City of Caribou Tax Map: _____ Lot: _____ Zone: _____

Applicant Information

Brief description of project:

Person and address to which all correspondence regarding this application should be sent:

Name: _____ Phone: _____

Address: _____ E-mail: _____

City, State, Zip: _____

If applicant is a corporation, check if licensed in Maine (____) Yes (____) No (____) N/A
(Attach copy of Secretary of State Registration)

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 # _____ Page # _____ (attach copy of deed)

What interest does the applicant have in any abutting property? _____

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: _____ Total area or acreage to be developed: _____

Has this land been part of subdivision in the past five years? (____) Yes (____) No

Identify existing use(s) of land (farmland, woodlot, residential, etc.)

Are there restrictive covenants in the deed, or to be placed in the deed (attach list) (____) Yes (____) No

Does the applicant propose to dedicate any recreation area, or common lands? (____) Yes (____) No

Recreation area(s) Estimated Area & Description: _____

Common land(s) Estimated Area & Description: _____

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? (____) Yes (____) No

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

Estimated cost for infrastructure improvements: \$ _____

Water Supply: Private Well: (____) Public Water Supply: (____) None: (____)

Sewage Disposal: Private SSWD: (____) Public Sewer: (____) None: (____)

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

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

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

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

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

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

Concept Plan Review Requirements

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

1. _____ 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.

6. _____ 1 complete 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. _____ Plans 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.
- _____ 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.
- _____ 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.
- _____ l. 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."

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: _____ Date: _____

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

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

		<u>Yes</u>	<u>No</u>	<u>N/A</u>
F.	Site Conditions	_____	_____	_____
G.	Open Space	_____	_____	_____
H.	Sanitary Sewage	_____	_____	_____
I.	Water	_____	_____	_____
J.	Emergency Vehicle Access	_____	_____	_____
K.	Waste Disposal	_____	_____	_____
L.	Buffering	_____	_____	_____
M.	Natural Areas	_____	_____	_____
N.	Exterior Lighting	_____	_____	_____
O.	Stormwater Management	_____	_____	_____
P.	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.	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)	_____	_____	_____

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 conducted the Final Plan Review for the property or project referenced above.

The application was: ___ **Denied** ___ **Approved** ___ **Approved with Conditions**

Signed: _____ Code Enforcement Officer

Decision by the Caribou Planning Board

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

The application was: ___ **Denied** ___ **Approved** ___ **Approved with Conditions**

Signed: _____ Planning Board Chairman

_____ Planning Board Member

_____ Planning Board Member

_____ Planning Board Member

_____ Planning Board Member

_____ Planning Board Member
_____ Planning Board Member

Condition(s) of Approval:

Reason(s) for Denial:

ME Mishaan Van Buren Road CSG

Plans to be included:

Boundary Survey (Included in Civil IFP)

Storm Water Management Erosion and Sediment Control Finish Grading Plan (SWMP)

Site Improvement Detail (Included in Civil IFP)

Building Elevations and Structural Plans (Terrasmart Installation manual)

Plans to show the following elements for review:

* Signature Block added onto Cover Sheet Saying: “Approved by City of Caribou Planning Board” with lines for (7) Board Member signatures. (Included in Civil IFP)

- a. Graphic scale and north arrow. (Included in Civil IFP)
- b. Location and dimensions of any existing or proposed easements and copies of existing covenants or deed restrictions. (Included in Civil IFP)
- c. Name, registration number, and seal of the land surveyor, architect, engineer, and/or similar professional who prepared the Plan. (Included in Civil IFP)
- d. All property boundaries, land area, and zoning designations of the site, regardless of whether all or part is being developed at this time. (Included in Civil IFP)
- e. Size, shape, and location of existing and proposed buildings on the site including dimensions of the buildings and setbacks from property lines. (Included in Civil IFP)
- 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. (Included in Civil IFP)
- g. Location and names of streets and rights-of-way within 200' and adjacent to the proposed development. (Included in Civil IFP)
- h. Proposed finish grades and graphic arrows indicating the direction of storm water runoff. (Included in Civil IFP)
- i. Conceptual treatment of on and off-site storm water management facilities. (SWMP)
- j. Location and sizes of existing and proposed sewer and water services including connections. (SWMP)
- k. Conceptual treatment of landscaping buffers, screens, and plantings. (SWMP)
- l. Location of outdoor storage areas, fences, signage, and accessory structures. (Included in Civil IFP)
- 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. . (Included in Civil IFP)
- 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." N/A



ME Mishaan Van Buren Road CSG LLC

2.0 Megawatt Solar Garden

Introduction

Community Solar Gardens are supported by the State of Maine as a renewable energy supply, governed by the Public Utilities Commission rules. Novel Energy Solutions (NES) has registered with the Maine Public Utilities Commission in order to be recognized as a trusted developer of Community Solar. The purpose of constructing a community solar garden (solar array) is to generate offsite solar energy that will be connected directly to the electric grid for the on-going benefit of subscribers to the solar garden. Nationally, as many as 75% of homes and businesses are unable to install solar on their property due to site conditions, regulations and cost; making off-site solar energy production their only option.

In 2019, the Maine Legislature passed legislation to encourage the development of solar and other small renewable energy projects in the State. As a result, Maine has programs available that provide opportunities for both residential and non-residential customers to participate in these projects, including one that allow customers to share the costs and benefits of small solar or other types of renewable energy, sometimes referred to as “Community” projects. Under this program, participating customers receive kilowatt-hour (kWh) credits on their electric utility bill that reduce the amount of the payment owed to the utility, to the standard offer service provider, or, if applicable, to the customer’s competitive electricity provider.

This proposed site will be constructed to produce 2.0 MW of electric generation. The request will be for a period of up to 30 years. The electrical energy will be distributed directly to the existing electrical grid for subscribers to access the energy produced by the system. The impact to the area is low from a construction, operation, and end of life perspective. Construction and setup of the system is minimally invasive and solar arrays are a long-term passive land use. The system does not alter the underlying nature of the land which can be returned to any other appropriate use upon decommissioning. The system will reduce the carbon footprint and greenhouse gas emissions of the State of Maine. Subscribers to the community solar garden can save on their electric bills (generally a fixed savings of 10%) over the life of the agreement with their utility company (hereinafter “Utility”). Meanwhile, the landowner has a new option that brings value to their property without impacting the underlying nature of the land. Distributed solar generation, energy produced at multiple locations across the grid helps prevent electric line loss and dependence on carbon-based fuel sources.

Solar panels and systems have been used in the United States for over forty years and have gained in popularity as the cost of solar energy becomes competitive with traditional fossil fuels, in addition to the positive environmental benefits. Solar systems have been found to be good neighboring land uses due to their passive nature, lack of negative impact on neighboring property values, and benefits to the environment and local economy.



Description: The parcel is owned by Jonathan & Michelle Mishaan

PID#: Map 19 Lot 13

Project Location: Van Buren Road Caribou, ME 04376; Coordinates: 46.94938, -68.02981

Parcel Description: Undeveloped/Vacant

Site Access: Off of Van Buren Road

Ownership: Land will be leased from the landowner, and project ownership will be ME Mishaan Van Buren Road CSG, LLC

Project Team and Contractors:

The project will be designed, constructed, and operated by NES and their trusted vendors

Engineering:

Novel Energy Solutions, Scott Geddes (Head of Engineering), P.E. (CO, IL, IN, ME, MI, MN, OR, WI)

scott.geddes@novelenergy.biz #612-322-3756

Surveying:

Novel Energy Solutions, Tom Healy (Land Surveyor), License # PLS 2632

tom.healy@novelenergy.biz

Construction:

Novel Energy Solutions, Ken Craft (Director of Construction)

ken.craft@novelenergy.biz

Environmental (desktop reviews)

Novel Energy Solutions, Robin Brigham (Manager of Environmental Compliance)

robin.brigham@novelenergy.biz

Protected Natural Resources (field work):

Haley Ward, Inc. Johanna Szillery, LSS (Senior Project Scientist)

jszillery@haleyward.com

Stormwater Protection and Inspections:

Novel Energy Solutions, Ted Jewison (O&M Project Manager)

ted.jewison@novelenergy.biz

Prepared By:

Novel Energy Solutions LLC

2303 Wycliff Street | Suite 300 | St. Paul, MN 55114 | Phone 612.345.7188 | <https://www.novelenergysolutions.com>



Equipment

The project will consist of 5,824 Waaree Ahnay Bffacial 445-Watt solar panels. Bloomberg New Energy Finance rates solar panels in tiers based on a variety of factors including financeability. All Tier-1 panels used have a 25-year warranty. Panels will feed inverters which ultimately connect to the electric grid at a point of interconnection located at a point closest to the 3-phase power lines as engineered to meet Industry, State and Federal standards.

Transformers and related equipment will be placed on a pre-cast concrete slab on grade adjacent to the 2.0 MW array grouping. The Utility required poles will be standard electric utility poles with underground wires unless otherwise authorized or required, and the Utility will acquire the necessary permits for their poles. Additional poles may be required depending on the manner of interconnection. All non-Utility equipment, materials, supplies, concrete, etc. will be removed at the end of the useful life of the project. All equipment must meet Utility and national standards for safety and interconnection.

Site Appearance & Impact

The parcel will consist of a 2.0 MW Solar Garden with 5,824 solar panels. This system will utilize a single axis tracker system which significantly increases the efficiency of the system by allowing the panels to absorb more solar energy. The array and equipment pad will be surrounded by a 7' high agriculture style, wire mesh fence. The panels will not exceed 12 – 13 feet in height at full tilt. The poles will be pounded straight into the ground and the depth they will have to be pounded will be determined by pull testing which will be completed prior to plan sets being completed to ensure that they are structurally sound. The installation will include 224 strings with 26 modules on each string with 40 foot row to row spacing on a single axis tracker. The proposed layout is subject to engineering and final Utility approval. The final layout will continue to meet all the City of Caribou's requirements and performance standards.

Gated access will be provided with a key code or double lock for Utility and emergency response personnel. Signage will include 24-hour contact information. One light at the point of interconnection will be illuminated continually in the evening hours for safety of responding personnel.

Natural and existing screening can provide visual impact mitigation for the surrounding properties and roadways. Following construction of the arrays and any other project requirements, vegetation will be established to ensure soil stabilization, improve storm water quality, and for site beautification. Low Maintenance Turf seed mix or similar seed mix is utilized. Native grasses or specific pollinator friendly plantings will be utilized. Once established, this site will filtrate surface waters and minimize erosion better than traditional croplands. Additional site visits and pro-active weed identification and control will occur in the earlier seasons of the vegetative growth to ensure proper site development. The City of Caribou's Planning Board can decide whether they will allow herbicides or pesticides to be used, if the Board decides against it, then herbicides and pesticides will not be used on site. Regular site maintenance will occur throughout the life of the system.

The existing snowmobile trail will be re-routed around the outside fencing of the solar array with the Landowner's permission. Will be discussed at the Planning Board meeting.



Construction

Construction start date is dependent on availability of necessary components. Construction activities are currently expected to begin in Spring 2025 and be complete around Summer 2025. Installing posts at different depths and lengths can accommodate minimal sloping on sites, preventing the need for significant grade and fill activities. Grading and minor excavation may be needed for the switchgear pad to ensure level ground for the slab on grade. All necessary equipment and supplies will be delivered within a 6-8 week period at the start of construction. During the start of construction there will only be an average of two semi-trailers per day. Construction is expected to take 6-8 weeks. Deliveries will come from Gardiner Road as depicted on the site plan. A temporary delivery direction sign may be installed at the start of construction upon approval from the road authority. Temporary parking and staging will be off-road at the site entrance as shown on the site plan. Disposal of waste materials will comply with all Local, State and Federal regulations and best practices.

State and National electrical codes must be met, inspected and approved prior to interconnection. A signed interconnection agreement with the Utility can be provided prior to construction activities.

Hydrological and Environmental Features

The Proposed Project will be located within the Aroostook River watershed (Hydrological Unit Code: 01010004). The closest named surface water body is Otter Brook, approximately 0.42 miles Southeast of the Proposed Project Area. According to the Maine NPS priority Watersheds GIS mapper tool, the Proposed Project not located in a 'Lake Most at Risk' or 'Urban Impaired Stream.' FIRM maps show the Project Area in no flood hazard zone, and the Project is not within a Sole Source Aquifer zone.

The Project's impacts to water resources will be minimal. Short-term, minor water quality impacts may occur during construction. These impacts would be associated with soil from disturbed areas being washed by stormwater into adjacent waters during rainstorm events; however, these impacts would be temporary and would not significantly alter water quality conditions. Stormwater management will be carried out in compliance with the requirements and Best Management Practices (BMPs) detailed in the Maine Construction General Permit (MCGP). A Preliminary Stormwater Management Plan (SWMP) has been developed for this Project included in our submittal. The final plan will be submitted with the final package. The Erosion Control Plan (ECP) and associated BMPs will be modified or updated as site conditions require. The Stormwater Permit-by-Rule (SW PBR) application will be submitted to the Maine Department of Environmental Protection (MDEP).

Biological resource reviews and consultations with the Maine Natural Resource Program (MNAP), Maine Department of Inland Fisheries and Wildlife (MDIFW), and the US Fish and Wildlife Service (USFWS) IPaC have been initiated and responses are provided below.

- MDIFW: No rare botanical features documented specifically within the project area.
- MNAP: Response Pending.
- IPaC:



Species	Federal Status	Critical Habitat	ESA Determination
Northern Long- eared Bat	Endangered	No critical habitat designated	No Affect
Canada Lynx	Threatened	Final critical habitat for this species. Project area does not overlap critical habitat.	May Affect
Monarch Butterfly	Candidate	No critical habitat designated	May Affect

Novel Energy Solution's (NES) Environmental Specialists have completed a desktop analysis of available data to identify potential protected natural resource (PNR) concerns that may impact the proposed development. Based on the desktop analysis, no NWI mapped wetlands were present, but one wetland signature corresponding with a strip of hydric soil was identified in the Proposed Project Area. A field visit by a professional wetland scientist to identify and locate field-observable resources has been scheduled. According to the results of the field survey, additional environmental permitting may be required.

Conclusion

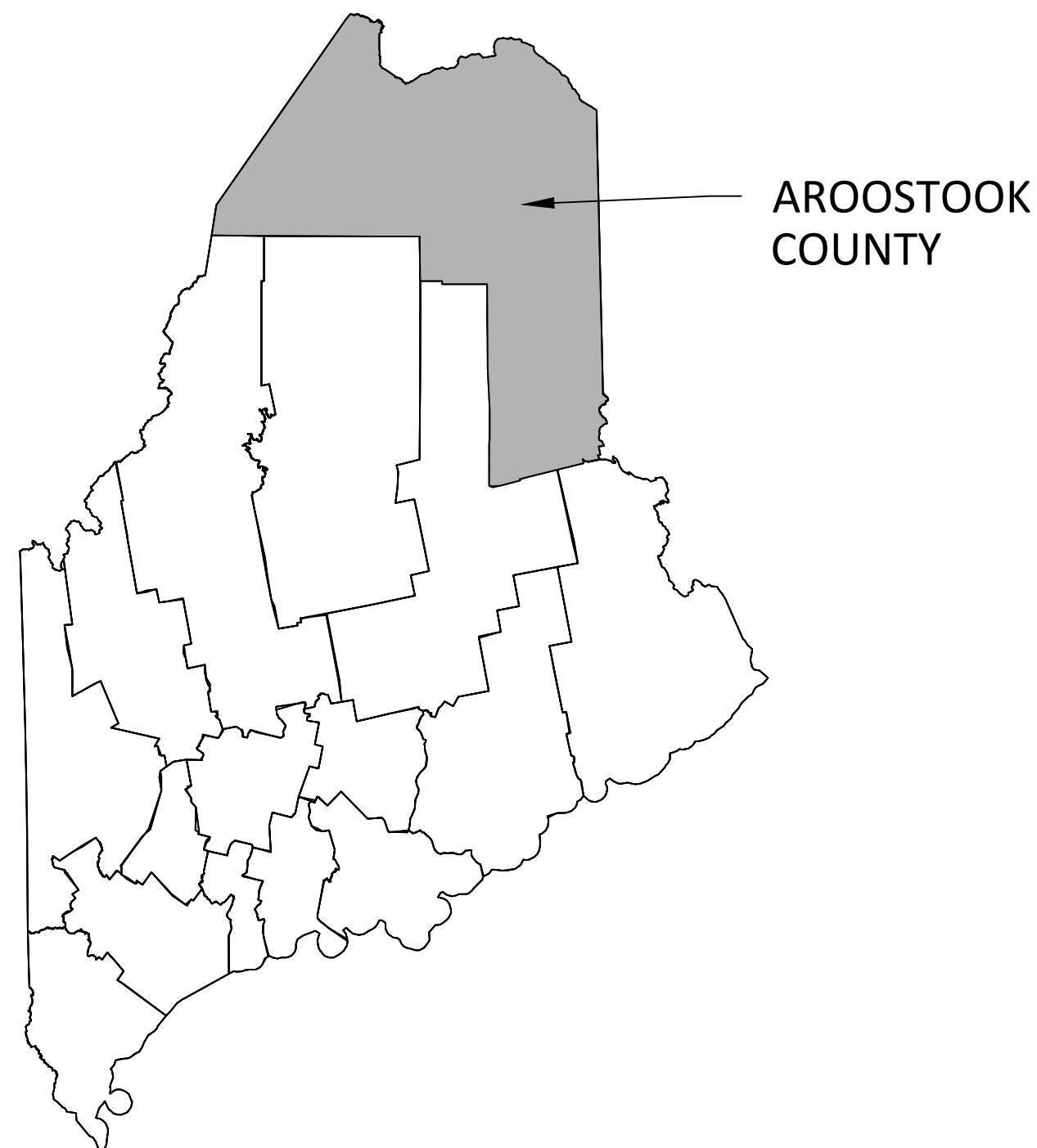
We are excited to complete this project in a strong partnership with Jonathan & Michelle Mishaan and the City of Caribou. We are committed to following best practices and all State, Federal and Local rules and regulations to develop a community solar garden providing many benefits to the local community.

ME MISHAAN VAN BUREN ROAD CSG LLC

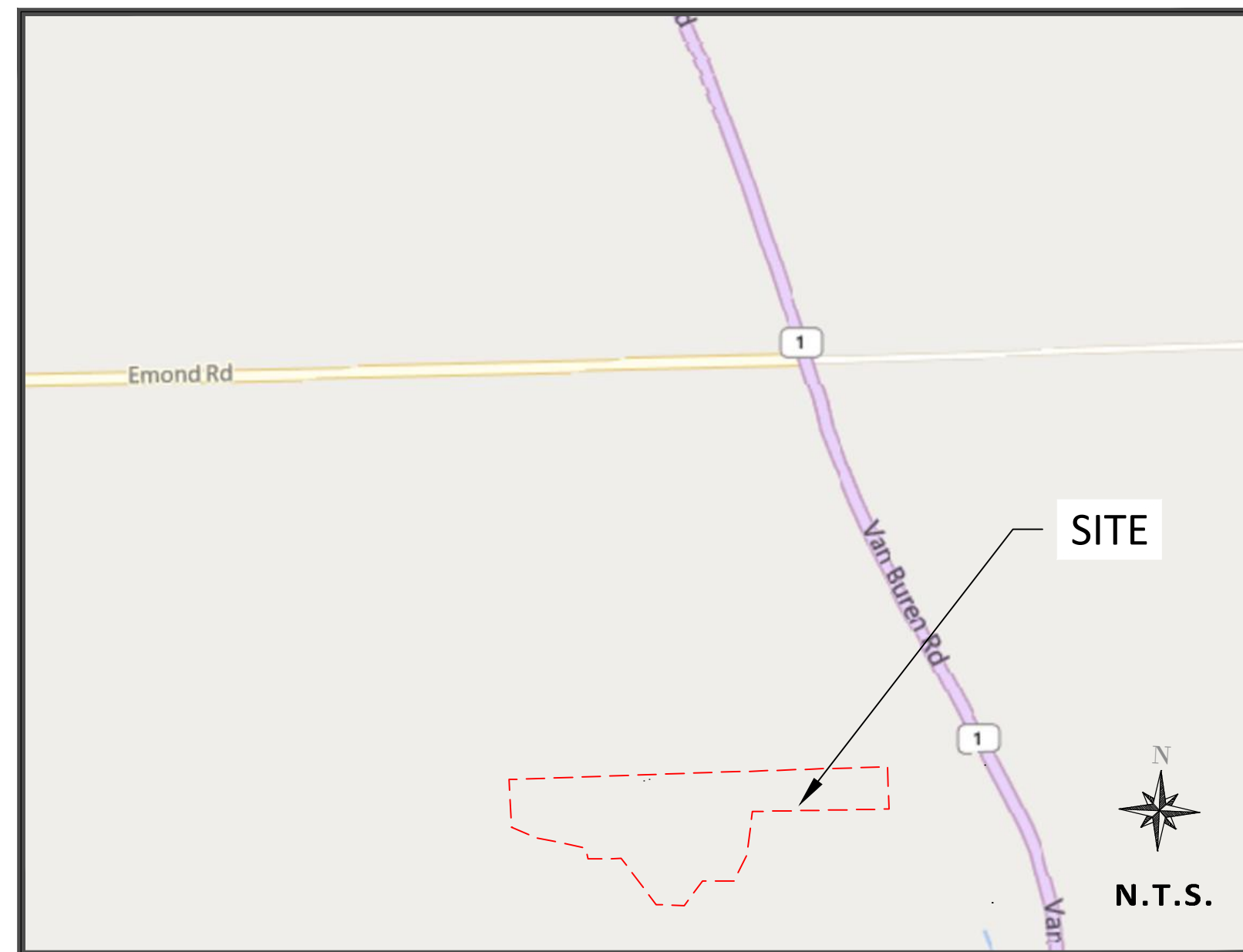
AROOSTOOK COUNTY, ME

SOLAR PV PROJECT - 2.0 MW AC

CIVIL SUBMITTAL - ISSUED FOR PERMITTING (IFP)



COUNTY MAP



LOCATION MAP

SHEET INDEX	
Sheet Number	Sheet Title
C1.01	COVERSHEET
C1.02	CONSTRUCTION NOTES
C2.01	EXISTING CONDITIONS & REMOVALS
C3.01	SITE PLAN
C5.01	EROSION CONTROL PLAN
C5.02	EROSION CONTROL NOTES & DETAILS
C9.01	CONSTRUCTION DETAILS
C9.02	LANDSCAPING DETAILS

SHEET INDEX

DESCRIPTION	QTY	UNIT
CIVIL SITE ITEMS		
2-3" GRAVEL	30	TONS
AGGREGATE DRIVE 8" (CL V)	1,680	TONS
AGGREGATE (LAYDOWN YARD)	370	TONS
(OPTIONAL) POROUS GRANULAR BASE 12"	2,500	TONS
(OPTIONAL) GEOTEXTILE ROADWAY FABRIC	29,872	SQFT
EROSION CONTROL ITEMS		
SILT FENCE	1,700	LINEAR FEET
ROCK CONSTRUCTION ENTRANCE	1	EACH
FENCING ITEMS		
20" GATE	1	EACH
FENCE	2,770	LINEAR FEET
LANDSCAPING		
SEED MIX A/B - NATIVE GRASSES	1,380	POUNDS
SEED MIX C-POLLINATOR MIX	19	POUNDS
SEED MIX COVERCROP	55	POUNDS

QUANTITIES

PROJECT CONTACT LIST

DEVELOPER
NOVEL ENERGY SOLUTIONS
2303 WYCLIFF ST, SUITE 300
SAINT PAUL, MN 55114
TEL (209) 918-4222
CONTACT: PAULA FITZGERALD

CIVIL ENGINEER
NOVEL ENERGY SOLUTIONS
2303 WYCLIFF ST, SUITE 300
SAINT PAUL, MN 55114
TEL (612) 322-3756
CONTACT: SCOTT GEDDES, P.E.


ELECTRICAL ENGINEER
NOVEL ENERGY SOLUTIONS
2303 WYCLIFF ST, SUITE 300
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TEL (209) 918-4222
CONTACT: MANASAVEENA CHENNURI, P.E.

SURVEYOR
NOVEL ENERGY SOLUTIONS
2303 WYCLIFF ST, SUITE 300
SAINT PAUL, MN 55114
TEL (612) 499-6202
CONTACT: TOM HEALY, P.L.S.
PLS No. 2632

APPROVED BY CITY OF CARIBOU PLANNING BOARD

== ELECTRICAL REFERENCE

THIS CIVIL PLAN SET IS TO BE USED IN COORDINATION WITH THE ELECTRICAL PLAN SETS PREPARED FOR THIS PROJECT.
MODULE TYPE: WAAREE AHNAY BIFACIAL (BI-31-445)
MODULE QUANTITY: 5824



2303 Wycliff St, Suite 300
St Paul, MN 55114

info@novelenergy.biz
612-345-7188 telephone

Landowner
JONATHAN &
MICHELLE
MISHAAN
1212 VAN BUREN RD CARIBOU ME
04736

Project
ME MISHAAN
VAN BUREN
ROAD CSG LLC

Location
46.94938° ,
-68.02981°

Certification

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed professional ENGINEER under the laws of the state of Maine.

~~NOT FOR CONSTRUCTION~~

SCOTT GEDDES, P.E.
Registration No. 16864 Date: 05/10/2023

If applicable, contact us for a wet signed copy of this plan which is available upon request at Novel Energy Solutions - St. Paul, MN office.

Summary

Designed: FJ Drawn: FJ
Approved: SEG Project: 019-013
Phase: PERMITTING Initial Issue: 05/10/2023

Revisions

[illegible]

Sheet Title
COVERSHEET

Sheet No. Revision
C1.01 IFP

Project No. MISHN VB

GENERAL NOTES

1.

THE DESIGN SHOWN IS BASED ON ENGINEER'S UNDERSTANDING OF EXISTING CONDITIONS. THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED UPON ALTA AND TOPOGRAPHIC MAPPING PREPARED BY OTHERS PRIOR TO DESIGN. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS WITHOUT EXCEPTION, CONTRACTOR SHALL HAVE MADE, AT OWN EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.
2.

CONTRACTOR IS SPECIFICALLY CAUTIONED THAT LOCATIONS OF EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM INFORMATION AVAILABLE. ENGINEER ASSUMES NO RESPONSIBILITY FOR THE UTILITY MAPPING ACCURACY. PRIOR TO START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES 48 HOURS PRIOR TO ANY EXCAVATION FOR ON-SITE LOCATIONS OF EXISTING UTILITIES. DIGSAFE SHALL BE NOTIFIED A MINIMUM 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION. FULL UTILITY COORDINATION WITH NON-MEMBER UTILITIES AND USE OF GROUND PENETRATING RADAR TO LOCATE UTILITIES SHOULD BE PERFORMES AS NECESSARY.
3.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
4.

CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING VEHICULAR AND PEDESTRIAN TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARDS.
5.

IF REQUIRED, CONTRACTOR SHALL PREPARE AND SUBMIT TO THE GOVERNING AUTHORITY A TRAFFIC AND/OR PEDESTRIAN TRAFFIC PLAN PER STATE STANDARDS TO BE APPROVED BY THE LOCAL GOVERNING AUTHORITY.
6.

EXISTING TREES AND OTHER NATURAL VEGETATION WITHIN THE PROJECT AND/OR ADJACENT TO THE PROJECT ARE OF PRIME CONCERN TO THE CONTRACTOR'S OPERATIONS AND SHALL BE A RESTRICTED AREA. CONTRACTOR SHALL PROTECT TREES TO REMAIN AT ALL TIMES. EQUIPMENT SHALL NOT NEEDLESSLY BE OPERATED UNDER NEARBY TREES AND EXTREME CAUTION SHALL BE EXERCISED WHEN WORKING ADJACENT TO TREES. SHOULD ANY PORTION OF THE TREE BRANCHES REQUIRE REMOVAL TO PERMIT OPERATION OF THE CONTRACTOR'S EQUIPMENT, CONTRACTOR SHALL OBTAIN THE SERVICES OF A PROFESSIONAL TREE TRIMMING SERVICE TO TRIM THE TREES PRIOR TO THE BEGINNING OF OPERATION. SHOULD CONTRACTOR'S OPERATIONS RESULT IN THE BREAKING OF ANY LIMBS, THE BROKEN LIMBS SHOULD BE REMOVED IMMEDIATELY AND CUTS SHALL BE PROPERLY PROTECTED TO MINIMIZE ANY LASTING DAMAGE TO THE TREE. NO TREES SHALL BE REMOVED WITHOUT AUTHORIZATION BY THE ENGINEER. COSTS FOR TRIMMING SERVICES SHALL BE CONSIDERED INCIDENTAL TO THE GRADING CONSTRUCTION AND NO SPECIAL PAYMENT WILL BE MADE.
- 6.a.

RESTRICTED AREAS SHALL INCLUDE ALL DESIGNATED TREED AREAS OUTSIDE OF THE DESIGNATED CONSTRUCTION ZONE. ALL VEGETATION WITHIN THE RESTRICTED AREAS SHALL REMAIN.
- 6.b.

CONTRACTOR SHALL RESTRICT ALL GRADING AND CONSTRUCTION ACTIVITIES TO AREAS DESIGNATED ON THE PLANS. ACTIVITIES WITHIN THE CONSTRUCTION MAY BE RESTRICTED TO A NARROWER WIDTH IN THE FIELD TO SAVE ADDITIONAL TREES AS DIRECTED BY THE OWNER.
- 6.c.

ACTIVITIES PROHIBITED OUTSIDE OF THE CONSTRUCTION BOUNDARIES WOULD INCLUDE, BUT NOT BE LIMITED TO: SOIL AND OTHER MATERIAL STOCKPILING, EQUIPMENT OR MACHINERY STORAGE, DRIVING OF ANY VEHICLE, LEAKAGE OR SPILLAGE OF ANY "WASHOUT" OR OTHER TOXIC MATERIAL. THE COLLECTION OF OTHER DEBRIS AND SOIL STOCKPILING WILL BE IN AN AREA DETERMINED ON-SITE BY THE ENGINEER.
- 6.d.

ALL RESTRICTED AREAS SHALL BE FENCED OFF WITH SILT FENCE AS NOTED ON THE PLANS.
- 6.e.

BEFORE COMMENCING WITH ANY EXCAVATION CONTRACTOR SHALL COMPLETE ALL PREPARATORY WORK REGARDING TREE REMOVAL, ROOT PRUNING, TREE PRUNING AND STUMP REMOVAL TO THE SATISFACTION OF THE OWNER.
- 6.f.

PREPARATORY WORK SHALL INCLUDE THE FOLLOWING AND SHALL BE COMPLETED UNDER THE DIRECT SUPERVISION OF THE OWNER'S REPRESENTATIVE:
- 6.f.a.

TREE REMOVAL: CONTRACTOR SHALL FELL THE TREES. AT NO TIME SHALL TREES BE BULLDOZED OUT, BUT SHALL BE CUT DOWN AND STUMPS REMOVED SEPARATELY. PRIOR TO THE FELLING OF ALL TREES, PROPER REMOVAL OF A PORTION OR ALL OF THE CANOPY SHALL BE COMPLETED SO THAT TREES IN THE RESTRICTED AREAS SHALL NOT BE INJURED IN THE PROCESS.
- 6.f.b.

ROOT PRUNING: BEFORE ANY STUMPS ARE TO BE REMOVED, ALL ROOTS SHALL BE SEVERED FROM ROOTS IN THE RESTRICTED AREAS BY SAW CUTTING WITH A VERMEER DESIGNED FOR ROOT PRUNING, BY HAND, OR WITH A CHAINSAW. TREE ROOTS PROJECTING INTO THE CONSTRUCTION ZONE SHALL BE EXPOSED PRIOR TO ROOT PRUNING WITH SMALL MACHINERY, I.E..., BOBCAT.
- 6.f.c.

STUMP REMOVAL: AT SUCH TIME THAT ROOTS HAVE BEEN PROPERLY SEVERED, STUMPS MAY BE REMOVED. WHERE REMOVAL OF CERTAIN STUMPS COULD CAUSE DAMAGE TO EXISTING PROTECTED TREES, TREE STUMPS SHALL BE GROUND OUT. ALL STUMP REMOVAL SHALL BE UNDER THE DIRECT SUPERVISION OF THE OWNER'S REPRESENTATIVE.
- 6.f.d.

TREE PRUNING: PROPER PRUNING OF TREES IN THE RESTRICTED ZONE SHALL BE DIRECTED BY AND SUPERVISION AT ALL TIMES BY THE OWNER'S REPRESENTATIVE.
- 6.g.

AN OWNER'S REPRESENTATIVE WILL BE AVAILABLE AT ALL TIMES DURING THE PREPARATORY AND CONSTRUCTION PERIOD.
- 6.h.

MULCH RATHER THAN SEED OR SOD WILL BE USED AT THE BASE OF QUALITY TREES TO A PERIMETER DETERMINED BY THE OWNER'S REPRESENTATIVE. AREAS TO BE SEEDED FOR EROSION CONTROL PURPOSES WITHIN THE CONSTRUCTION ZONE ARE TO BE DETERMINED BY THE OWNER'S REPRESENTATIVE. NATURAL GROUND COVER WILL BE MAINTAINED WHEREVER POSSIBLE.

SUBSURFACE UTILITY NOTES

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE UTILITY NOTIFICATION CENTER. THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

DEMOLITION NOTES

1.

DEMOLITION NOTES ARE NOT COMPREHENSIVE. CONTRACTOR SHALL VISIT THE SITE PRIOR TO CONSTRUCTION TO OBTAIN A CLEAR UNDERSTANDING OF THE INTENDED SCOPE OF WORK.
2.

THE CONTRACTOR IS RESPONSIBLE FOR DEMOLITION, REMOVAL, AND DISPOSING IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES AND IN ACCORDANCE WITH APPLICABLE CODES, OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE GEOTECHNICAL REPORT AND/OR GEOTECHNICAL ENGINEER.
3.

CLEARING AND GRUBBING: CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
4.

CONTRACTOR IS RESPONSIBLE FOR THE DISCONNECTION OF UTILITY SERVICES TO EXISTING BUILDINGS PRIOR TO DEMOLITION OF THE BUILDINGS.
5.

CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO REMOVAL AND/OR RELOCATION OF UTILITIES. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANIES' FORCES AND ANY FEES WHICH ARE TO BE PAID TO UTILITY COMPANIES FOR SERVICES. CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
6.

THE MAPPING LOCATION OF ALL EXISTING SEWERS, PIPING, AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH WORK. UTILITIES DETERMINED TO BE ABANDONED SHALL BE REMOVED IF UNDER THE BUILDING INCLUDING 10' BEYOND FOUNDATIONS.
7.

ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN THE ROAD RIGHT OF WAY DURING CONSTRUCTION.
8.

CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC., TO THE BEST PRACTICES.
9.

CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES.
10.

PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED AND APPROVED BY THE LOCAL AUTHORITY.
11.

CONTRACTOR SHALL LIMIT SAW-CUT & PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
12.

CONTRACTOR TO PROTECT EXISTING FEATURES WHICH ARE TO REMAIN. DAMAGE TO ANY EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.

LEGEND	
EXISTING FEATURES	
	PROPERTY LINE
	ROAD RIGHT OF WAY
	EDGE OF EXISTING ROAD
	STORM CULVERT
	DRAIN TILE
	UNDERGROUND ELECTRIC
	OVERHEAD ELECTRICAL
	POWER POLE
	MAJOR CONTOUR
	MINOR CONTOUR
	TREE LINE
	WETLAND
	SOIL BORING
PROPOSED FEATURES	
	TEMPORARY AGGREGATE ROAD
	AGGREGATE ROAD BASE, PER DETAIL 1/C9.01
	AGGREGATE BASE - LAYDOWN YARD
	PERIMETER SECURITY FENCE
	TEMPORARY FENCE
	SETBACK LINE
	LEASE BOUNDARY
	CMP CULVERT
	MAJOR CONTOUR
	MINOR CONTOUR
	PROPOSED POWER POLE & LINE
EROSION CONTROL FEATURES	
	SILT FENCE
	BIO LOG
	ROCK CONSTRUCTION ENTRANCE
	EROSION CONTROL BLANKET
REMOVALS	
	TREE REMOVAL
	TREE REMOVAL
	FENCE POST REMOVAL
	FENCE REMOVAL
	PROP GRAD LIMITS

GRADING NOTES

1.

PROPOSED CONTOURS ARE TO FINISHED SURFACE ELEVATION.
2.

CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
3.

SAFETY NOTICE TO CONTRACTORS: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER OR THE DEVELOPER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON OR NEAR THE CONSTRUCTION SITE.
4.

CONTRACTOR SHALL COMPLETE DEWATERING AS REQUIRED TO COMPLETE THE SITE GRADING CONSTRUCTION.
5.

PRIOR TO PLACEMENT OF THE AGGREGATE BASE, A TEST ROLL SHALL BE PERFORMED ON THE STREET AND PARKING AREA SUBGRADE. CONTRACTOR SHALL PROVIDE A LOADED TANDEM AXLE TRUCK WITH A GROSS WEIGHT OF 25 TONS. THE TEST ROLLING SHALL BE AT THE DIRECTION OF THE SOILS ENGINEER AND SHALL BE COMPLETED IN AREAS AS DIRECTED BY THE SOILS ENGINEER. CORRECTION OF THE SUBGRADE SOILS SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOILS ENGINEER.
6.

REPLACE ALL SUBGRADE SOIL DISTURBED DURING THE CONSTRUCTION THAT HAVE BECOME UNSUITABLE AND WILL NOT PASS A TEST ROLL. REMOVE UNSUITABLE SOIL FROM THE SITE AND IMPORT SUITABLE SOIL AT NO ADDITIONAL COST TO THE OWNER.
7.

EXCAVATE TOPSOIL FROM AREAS TO BE FURTHER EXCAVATED OR REGRADED AND STOCKPILE IN AREAS DESIGNATED ON THE SITE. CONTRACTOR SHALL SALVAGE ENOUGH TOPSOIL FOR RESPREADING ON THE SITE AS SPECIFIED. EXCESS TOPSOIL SHALL BE PLACED IN EMBANKMENT AREAS, OUTSIDE OF EQUIPMENT PADS, ROADWAYS AND THE ARRAY LAYOUTS.
8.

TRENCH BORROW CONSTRUCTION: IF ALLOWED BY THE OWNER, CONTRACTOR SHALL COMPLETE "TRENCH BORROW" EXCAVATION IN AREAS DIRECTED BY THE ENGINEER IN ORDER TO OBTAIN STRUCTURAL MATERIAL. TREES SHALL NOT BE REMOVED OR DAMAGED AS A RESULT OF THE EXCAVATION, UNLESS APPROVED BY THE ENGINEER. THE EXCAVATION SHALL COMMENCE A MINIMUM OF 10 FEET FROM THE LIMIT OF THE BUILDING PAD. THE EXCAVATION FROM THIS LIMIT SHALL EXTEND AT A MINIMUM SLOPE OF 1 FOOT HORIZONTAL TO 1 FOOT VERTICAL (1:1) DOWNWARD AND OUTWARD FROM THE FINISHED SURFACE GRADE ELEVATION. THE TRENCH BORROW EXCAVATION SHALL BE BACKFILLED TO THE PROPOSED FINISHED GRADE ELEVATION, AND SHALL BE COMPACTED IN ACCORDANCE WITH REQUIREMENTS OF THE QUALITY COMPACTION METHOD AS OUTLINED IN ME/DOT SPECIFICATION. SNOW FENCE SHALL BE FURNISHED AND PLACED ALONG THE PERIMETER OF THE TRENCH BORROW AREA WHERE THE SLOPES EXCEED 2 FOOT HORIZONTAL TO 1 FOOT VERTICAL (2:1).
9.

FINISHED GRADING SHALL BE COMPLETED, CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING, INCLUDING ADJACENT TRANSITION AREAS. PROVIDE A SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCES, WITH UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN, OR BETWEEN SUCH POINTS AND EXISTING GRADES. AREAS THAT HAVE BEEN FINISHED GRADED SHALL BE PROTECTED FROM SUBSEQUENT CONSTRUCTION OPERATIONS, TRAFFIC AND EROSION. REPAIR ALL AREAS THAT HAVE BECOME RUTTED, ERODED OR HAS SETTLED BELOW THE CORRECT GRADE. ALL AREAS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO EQUAL OR BETTER THAN ORIGINAL CONDITION OR TO THE REQUIREMENTS OF THE NEW WORK. CONTRACTOR MUST REGRADE/RECOMPACT ACCESS ROAD AS FINAL RESTORATION.
10.

TOLERANCES

10.a. THE EQUIPMENT PAD SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.10 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION AT ANY POINT WHERE MEASUREMENT IS MADE.
11.

CONTRACTOR SHALL USE THE PROPOSED ACCESS ROADS FOR HAULING OF MATERIALS REQUIRED TO COMPLETE THE SOLAR INSTALLATION. CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE GOVERNING AUTHORITY OF EACH PUBLIC ROADWAY. FOR OFFSITE MATERIAL TRANSPORT CONTRACTOR SHALL POST WHATEVER SECURITY, AND COMPLY WITH ALL CONDITIONS WHICH ARE REQUIRED BY EACH GOVERNING AUTHORITY OF EACH ROADWAY.
12.

WETLAND AREAS DESIGNATED TO BE PROTECTED SHALL BE AVOIDED, ANY WETLAND AREAS DAMAGED BY SITE OPERATIONS SHALL BE RESTORED AS REQUIRED BY THE JURISDICTIONAL AGENCY.

ZONING REQUIREMENTS

1.	APPROVALS		
	A. MDOT DRIVEWAY/ENTRANCE PERMIT DATED 8/21/2023		
2.	ZONING DISTRICTS SUMMARY		
	GENERAL ZONING DISTRICT: RURAL MIXED HOUSING		
	OVERLAY ZONING DISTRICT: NONE		
3.	DIMENSIONAL STANDARDS	REQUIRED	PROVIDED
	FRONT YARD SETBACK	30'	30'
	SIDE YARD SETBACK	15'	15'
	REAR YARD SETBACK	15'	15'
	STRUCTURE HEIGHT, MAX	35'	<20'
4.	PROJECT SCHEDULE		
	SPECIFICS OF HOW WORK IS TO BE COMPLETED SHALL ALSO BE BASED ON ENVIRONMENTAL CONSIDERATIONS ASSOCIATED WITH SEASONAL CHANGES. THE FOLLOWING DATES ARE PROVIDED TO ESTABLISH A GENERAL GUIDELINE FOR THESE SEASONS:		
	WINTER	NOVEMBER 1 TO MARCH 15	
	MUD SEASON	MARCH 20 TO APRIL 30	
	SPRING	MAY 1 TO JUNE 21	
	SUMMER	JUNE 22 TO SEPTEMBER 21	
	FALL	SEPTEMBER 22 TO OCTOBER 31	

EARTHWORK NOTES

1.

SITE CLEARING AND GRUBBING IS AS FOLLOWS:
- 1.a.

STANDARD CLEARING AND GRUBBING: SUBCONTRACTOR SHALL CLEAR AND GRUB ALL AREAS (EXCEPT IN WETLANDS) OF PROJECT SITE WITHIN PERIMETER FENCING, REMOVING ALL VEGETATION HIGHER THAN 3" AND OTHER DELETERIOUS MATERIALS. SUBCONTRACTOR SHALL GRADE OUT MINOR TOPOGRAPHIC UNDULATIONS, MOUNDS, AND DEPRESSIONS, AS NECESSARY, TO PRODUCE A SMOOTH, SAFE WORKING SURFACE FOR PLANT CONSTRUCTION AND OPERATIONS.
- 1.b.

TEMPORARY WETLAND DISTURBANCE: SUBCONTRACTOR MAY PERFORM TEMPORARY WETLAND DISTURBANCES WHICH SHALL INCLUDE CLEARING BUT NOT STUMP REMOVAL. THESE INDIRECT WETLAND DISTURBANCES MAY OCCUR WITHIN PERIMETER FENCING OR JUST OUTSIDE OF PERIMETER FENCING FOR SHADE MANAGEMENT PURPOSES.
- 1.c.

PERMANENT WETLAND DISTURBANCE: WHERE EXPLICITLY APPROVED AND NECESSARY, THE SUBCONTRACTOR MAY PERFORM CLEARING AND GRUBBING WITHIN WETLANDS. THIS MAY ALSO COME IN THE FORM OF GRADING WITHIN WETLANDS. GRADING OR GRUBBING WITHIN WETLANDS SHALL BE CONSIDERED A PERMANENT WETLAND IMPACT AND SHALL COUNT TOWARDS THE TOTAL DIRECT IMPACTS ALLOWED BY THE AUTHORITY HAVING JURISDICTION.
- 1.d.

SUBCONTRACTOR SHALL CLEAR AND GRUB, STRIP AND REMOVE TOPSOIL, VEGETATION, AND OTHER DELETERIOUS ORGANIC MATERIAL FROM PROPOSED EQUIPMENT PADS, ROADWAYS, AND AREAS TO RECEIVE FILL. STOCKPILE TOPSOIL AND IMMEDIATELY STABILIZE UNTIL RE-SPREAD FOR USE TO RE-VEGETATE DISTURBED AREAS AFTER GRADING OPERATIONS ARE COMPLETE.
2.

SUBGRADE PREPARATION FOR EQUIPMENT PADS, SPREAD FOOTINGS, AND ROADWAYS IS AS FOLLOWS:
- 2.a.

SCARIFY TO A MINIMUM DEPTH OF 12 INCHES.
- 2.b.

MOISTURE CONDITION SOILS TO BETWEEN 1% BELOW AND 3% ABOVE OPTIMUM MOISTURE CONTENT.
- 2.c.

COMPACT TO A MINIMUM OF 95% OF STANDARD PROCTOR MAXIMUM DENSITY. EXCAVATION SHALL EXTEND 5' BEYOND EXTENTS OF IMPROVEMENTS FOR PADS OR FOOTINGS.
- 2.d.

PROOF ROLL WITH FULLY LOADED DUMP TRUCK OR OTHER SIMILARLY WEIGHTED PNEUMATIC TIRED EQUIPMENT.
- 2.e.

UNSTABLE AREAS IDENTIFIED DURING PROOF ROLL SHOULD BE EXCAVATED A MINIMUM OF 12 INCHES AND RE-STABILIZED.
3.

SUBGRADE PREPARATION FOR NON-STRUCTURAL FILL AREAS SHALL CONSIST OF COMPACTION TO 90% OF STANDARD PROCTOR MAXIMUM DENSITY.
- FILL PLACEMENT

1. ENGINEERED FILL - SOILS CLASSIFIED AS GW, GP, GM, GC, SW, SP, SM, SC, ML, AND CL BY THE USCS ARE ACCEPTABLE FOR USE AS STRUCTURAL FILL. MOST ON-SITE SOILS ARE EXPECTED TO BE SUITABLE FOR USE AS ENGINEERED FILL IF THEY ARE FREE OF ORGANIC SOIL AND DEBRIS.

2. SELECT GRANULAR FILL - GRANULAR, WELL GRADED MATERIAL WITH NO ORGANICS. A MAXIMUM PARTICLE SIZE OF 2 INCHES, AND LESS THAN 12 PERCENT PASSING THE U.S. NO. 200 SEIVE.

3. IN THE EVENT CLAY FILL IS ENCOUNTERED, CLAY FILL SHALL BE MOISTENED TO BETWEEN 1 PERCENT BELOW AND 3 PERCENT ABOVE OPTIMUM MOISTURE CONTENT. SAND FILL SHALL BE MOISTENED TO BETWEEN 3 PERCENT BELOW AND 3 PERCENT ABOVE OPTIMUM MOISTURE CONTENT.

4. FILL SHALL BE PLACED IN LIFTS OF LESS THAN 8 INCHES LOOSE DEPTH AND COMPACTED TO AT LEAST 90% OF STANDARD PROCTOR MAXIMUM DENSITY PER ASTM D698.

5. TRENCH BACKFILL FOR PROPOSED CULVERT OR POND OUTLET SHALL BE COMPACTED TO AT LEAST 85 PERCENT OF STANDARD PROCTOR MAXIMUM DENSITY, EXCEPT IN STRUCTURAL AREAS WHICH SHALL BE COMPACTED TO 95 PERCENT.
- EARTHWORK BALANCE

THE INTENTION OF THE GRADING DESIGN IS TO BALANCE THE EARTHWORK ON SITE WITHOUT THE NEED FOR IMPORT OR EXPORT. THE CONTRACTOR SHALL FIELD ADJUST CUT AND FILL AS NECESSARY TO CREATE A BALANCED SITE WITHOUT NEGATIVELY IMPACTING DRAINAGE PATTERNS OR INCREASING MAXIMUM SLOPES.
- AGGREGATES

1. AGGREGATE BASE AND COARSE AGGREGATE SHALL BE MOISTENED TO WITHIN 2 PERCENT OF OPTIMUM MOISTURE CONTENT AND COMPACTED TO A MINIMUM OF 95% OF STANDARD PROCTOR MAXIMUM DENSITY. PROOF ROLL WITH FULLY LOADED DUMP TRUCK OR OTHER SIMILARLY WEIGHTED PNEUMATIC TIRED EQUIPMENT.
- AGGREGATE GRADATION - SHALL COMPLY WITH THE GRADATION REQUIREMENTS OF TABLE 3138-3, CLASS 5, OF SECTION 3126 "AGGREGATE", OF THE MAINE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.
- RIP RAP GRADATION - SHALL COMPLY WITH THE GRADATION REQUIREMENTS OF CLASS 1 RIP RAP, SECTION 3601 OF THE MAINE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.
- GEOTEXTILE FABRIC

IF SITE CONDITIONS WARRANT USE OF A GEOTEXTILE FABRIC, CONTRACTOR SHALL USE TENSAR BX1100 OR EQUAL, PER GEOTECH REPORT.
- EROSION CONTROL BLANKET

EROSION CONTROL BLANKET SHALL CONFORM TO MEDOT APPROVED/QUALIFIED PRODUCTS LIST, EROSION CONTROL BLANKETS, CATEGORY 3.

TESTING REQUIREMENT NOTES

- DEFINITION

1. CONTRACTOR SHALL COMPLETE THE SITE GRADING CONSTRUCTION IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER'S SOILS ENGINEER. ALL SOIL TESTING SHALL BE COMPLETED BY THE OWNER'S SOILS ENGINEER. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOIL TESTS AND INSPECTIONS WITH THE SOILS ENGINEER.
2.

SUBGRAGE PROOFROLLING TEST SHALL BE CONSIDERED ACCEPTABLE IF RUTTING IS NO GREATER THAN 3", AND NO "PUMPING" OF THE SOIL BEHIND THE PROOF ROLL.
3.

STANDARD PROCTOR DENSITY TESTS SHALL BE IN CONFORMANCE WITH ASTM D698.
4.

SOIL DENSITY IN PLACE TESTING SHALL BE IN CONFORMANCE WITH ASTM D2922.
5.

MOISTURE CONTENT TEST OF IN PLACE SOIL SHALL BE IN CONFORMANCE WITH ASTM D3017.
- EXECUTION

1. COMPACTED SUBGRADE IN STRUCTURAL AREAS SHALL BE TESTED AS FOLLOWS:
- 1.1.

ONE TEST PER 200 LF OF ROAD.
- 1.2.

ONE TEST PER ELECTRICAL EQUIPMENT PAD
2.

FILL MATERIAL SHALL BE TESTED AT A MINIMUM ONCE PER SOIL TYPE FOR GRAIN SIZE, SOIL CLASSIFICATION, PROCTOR TESTS, AND MOISTURE CONTENT. FILL PLACEMENT SHALL BE TESTED FOR DENSITY AT A MINIMUM OF ONE TEST PER 2,500 SF PER LIFT.
3.

AGGREGATE BASE DENSITY SHALL BE TESTED BY PROOF ROLLING WITH A FULLY LOADED DUMP TRUCK (MINIMUM GROSS WEIGHT OF 25 TONS) OR OTHER SIMILARLY WEIGHTED PNEUMATIC TIRED EQUIPMENT. AGGREGATE PROOFROLLING TEST SHALL BE CONSIDERED ACCEPTABLE IF RUTTING IS NO GREATER THAN 3".
- 3.1.

AT THE COMPLETION OF CONSTRUCTION, RE-GRADE AGGREGATE ROAD SURFACES TO DESIGNED SURFACE PROFILE, ELIMINATING RUTS CAUSED BY CONSTRUCTION TRAFFIC.

2303 Wycliff St, Suite 300
St Paul, MN 55114

info@novelenergy.biz
612-345-7188 telephone

Landowner

JONATHAN & MICHELLE MISHAAN

1212 VAN BUREN RD CARIBOU ME 04736

Project

ME MISHAAN VAN BUREN ROAD CSG LLC

Location

46.94938° , -68.02981°

Certification

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed professional engineer under the laws of the state of Maine.

NOT FOR CONSTRUCTION

SCOTT GEDDES, P.E.
Registration No. 16864 Date: 05/10/2023

If applicable, contact us for a wet signed copy of this plan which is available upon request at Novel Energy Solutions - St. Paul, MN office.

Summary

Designed: FJ Drawn: FJ
Approved: SEG Project: 019-013
Phase: PERMITTING Initial Issue: 05/10/2023

No.	Date	By	Chk	Description
1	10/03/23	FJ	SEG	BOUNDARY SURVEY
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Sheet Title

NOTES

Sheet No. Revision

C1.02 IFP

Project No. MISHN VB





2303 Wycliff St, Suite 300
St Paul, MN 55114

info@novelenergy.biz
612-345-7188 telephone

Landowner
JONATHAN & MICHELLE MISHAAN
1212 VAN BUREN RD CARIBOU ME 04736

Project
ME MISHAAN VAN BUREN ROAD CSG LLC

Location
46.94938° , -68.02981°

Certification

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed professional engineer in the State of Maine.

NOT FOR CONSTRUCTION

SCOTT GEDDES, P.E.
Registration No. 16864 Date: 05/10/2023

If applicable, contact us for a wet signed copy of this plan which is available upon request at Novel Energy Solutions - St. Paul, MN office.

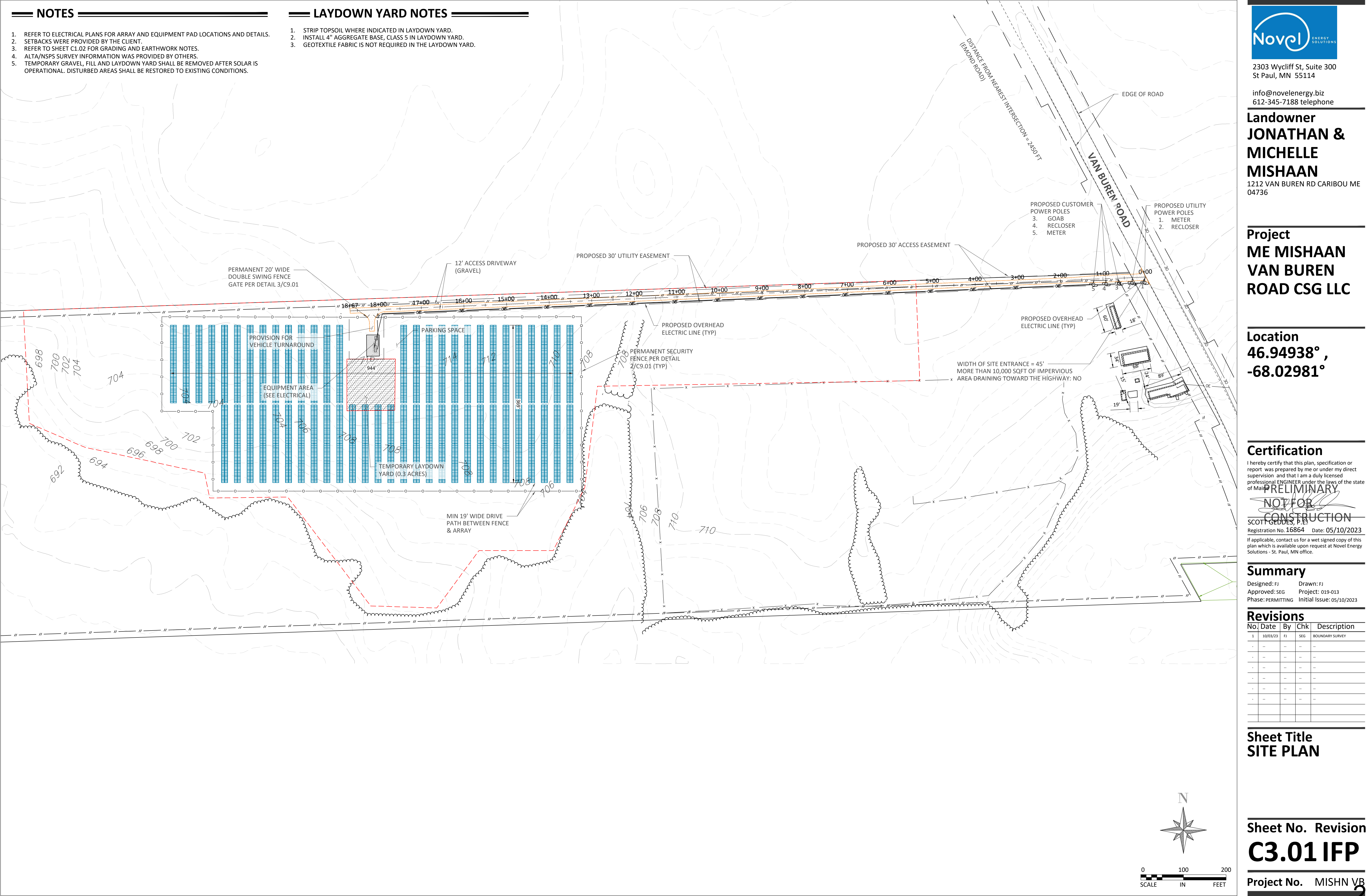
Summary

Designed: FJ	Drawn: FJ
Approved: SEG	Project: 019-013
Phase: PERMITTING	Initial Issue: 05/10/2023

Revisions				
No.	Date	By	Chk	Description
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Sheet Title
EXISTING CONDITIONS

Sheet No. Revision
C2.01 IFP
Project No. MISHN VB



STORMWATER BASIN NOTES

- IF CONSTRUCTION REQUIRES A BASIN TO BE CONSTRUCTED TO FINAL GRADE PRIOR TO FINAL STABILIZATION, THE CONTRACTOR SHALL EMPLOY RIGOROUS EROSION PREVENTION AND SEDIMENT CONTROLS TO KEEP SEDIMENT AND RUNOFF AWAY FROM THE BASIN.
- IF THE SOLAR ARRAY IS LOCATED WITHIN THE BASIN AND REQUIRES CONSTRUCTION EQUIPMENT TO DRIVE WITHIN THE BASIN, THE CONTRACTOR SHALL BE REQUIRED TO CLEAN OUT ANY SEDIMENT AND RIP THE SOILS TO A MINIMUM OF 12" DEEP TO LOOSEN THE COMPACTED SOIL AND RE-GRADE WITH EQUIPMENT SIMILAR TO A RUBBER TRACKED SKID LOADER PRIOR TO SEED AND MULCH.
- MARK EDGE OF BASINS WITH IDENTIFYING FLAGS, STAKES, OR EQUIVALENT.

EROSION CONTROL QUANTITIES

ITEM	QUANTITY	UNIT
SILT FENCE OR BIO-ROLL	1700	LF
BIO-ROLL	0	LF
CONSTRUCTION ENTRANCE	1	EA
EROSION CONTROL BLANKET*	0	SY

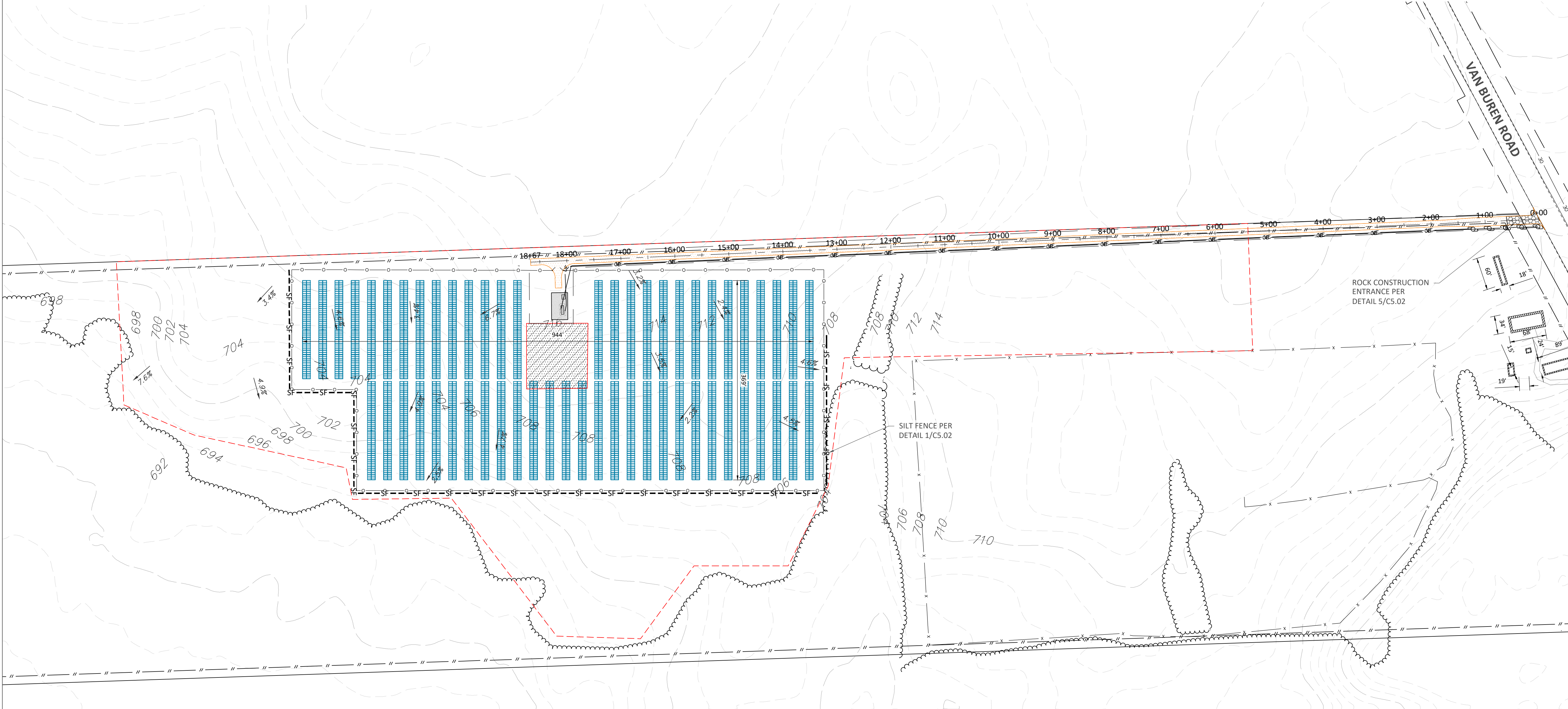
*EROSION CONTROL BLANKET CAN BE ADDED AT THE END OF CONSTRUCTION

CIVIL IMPACT QUANTITIES

ITEM	SQFT	ACRES
IMPERVIOUS AREA	24,884	0.57
DEVELOPED AREA	24,884	0.57
OCCUPIED AREA	403,203	9.26
TREE REMOVAL AREA	0	0.00
TEMP WETLAND IMPACT AREA	0	0.00
PERM WETLAND IMPACT AREA	0	0.00
FENCED AREA	379,319	8.71

NOTES

- REFER TO SHEET C5.02 FOR EROSION CONTROL NOTES AND DETAILS.
- DUST CONTROL MUST BE PROVIDED ON GRAVEL ROAD DURING CONSTRUCTION.



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St Paul, MN 55114

info@novelenergy.biz
612-345-7188 telephone

Landowner
**JONATHAN &
MICHELLE
MISHAAN**

1212 VAN BUREN RD CARIBOU ME
04736

Project
**ME MISHAAN
VAN BUREN
ROAD CSG LLC**

Location
**46.94938° ,
-68.02981°**

Certification

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed professional ENGINEER under the laws of the state of Maine

**PRELIMINARY
NOT FOR
CONSTRUCTION**

SCOTT GEDDES, P.E.
Registration No. 16864 Date: 05/10/2023

If applicable, contact us for a wet signed copy of this plan which is available upon request at Novel Energy Solutions - St. Paul, MN office.

Summary

Designed: FJ Drawn: FJ
Approved: SEG Project: 019-013
Phase: PERMITTING Initial Issue: 05/10/2023

Revisions

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Sheet Title
**EROSION
CONTROL PLAN**

Sheet No. Revision
C5.01 IFP

Project No. MISHN VB

GENERAL NOTES

PLANTING NOTES

- ## TREE GENERAL SPECIFICATIONS

SEED AND MULCH SPECIFICATIONS

SEEDING

CONDITION	TIMING	MULCH TYPE ²	APPLICATION RATES ¹
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NOTES:

1. IN ALL CASES, SUFFICIENT MULCH SHALL BE APPLIED SUCH THAT NO SOIL IS VISIBLE THROUGH THE MULCH.
2. DOUBLE RATE OF WOOD FIBER MULCH WHEN USED IN OR ADJACENT TO CRITICAL AREAS. INCREASE MULCH RATE BY HALF UNDER SOLAR ARRAY DRIP EDGE.
3. STRAW, HAY, OR HYDROMULCH (WOOD FIBER OR PAPER MULCH AS APPROPRIATE) SHALL PROVIDE MINIMUM 90 PERCENT GROUND COVERAGE.
4. PAPER MULCH IS ACCEPTABLE FOR USE DURING THE GROWING SEASON ON SLOPES >30 PERCENT AND IN AREAS WHERE VEGETATION HAS NOT ESTABLISHED WELL, ADDITIONAL HAY MULCH WILL BE ADDED AS A WINTERIZING MEASURE.
5. MULCH MAY NOT BE SPREAD ON TOP OF SNOW.



Landowner
JONATHAN &
MICHELLE
MISHAAN
1212 VAN BUREN RD CARIBOU ME
04736

Location
46.94938° ,
-68.02981°

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed professional ENGINEER under the laws of the state of Maryland.

of Maine

**PRELIMINARY
NOT FOR
CONSTRUCTION**

SCOTT GEDDES, P.E.
Registration No. 16864 Date: 05/10/2023

Designed: FJ Drawn: FJ
Approved: SEG Project: 019-013
Phase: PERMITTING Initial Issue: 05/10/2023

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Sheet No. Revision

C9.02 IFP

Project No. MISHN VB



FIRST WESTERN
BANK & TRUST

You can bank on us

P.O. Box 1090 • Minot, ND 58702-1090 • 701-852-3711

December 28, 2023

City of Caribou, ME
25 High Street
Caribou, ME 04736
Attn: Tony Michaud, CEO

RE: Novel Energy Solutions, LLC Letter of Good Standing

Dear Tony

This letter is used to confirm that Novel Energy Solutions, LLC has had a senior credit relationship and deposit relation with First Western Bank and Trust since 2019. All of their accounts are in good standing and have been handled as agreed since inception.

If you have any questions; please feel free to contact me anytime.

Sincerely,

First Western Bank and Trust

Zach Burdick
VP. Business Banking Manager
First Western Bank & Trust
701-857-7144
zach.burdick@firstwestern.bank

WARRANTY DEED

DONN DAVID SIROIS, of San Antonio, in the County of Bexar and State of Texas, whose mailing address is 1218 Lion King, San Antonio, Texas 78252, grants to **JONATHAN MISHAAN** and **MICHELLE MISHAAN**, of Madison, in the County of Somerset and State of Maine whose mailing address is 386 Thurston Hill Road, Madison, Maine 04950, with **WARRANTY COVENANTS**, as **JOINT TENANTS**, the land in Caribou, Aroostook County, State of Maine, described as follows:

A certain lot or parcel of land situated in the Town of Caribou, County of Aroostook, State of Maine, bounded and described as follows:

The south half of Lot numbered Forty (40) in that part of Caribou, formerly called Forestville, containing seventy-two (72) acres, more or less, according to plan and survey made and returned to State Land Office in 1856 by Noah Barker. Being the same premises conveyed by Eugene Sirois, Sr. by deed dated February 6, 1904, and recorded in Vol. 205, Page 132 of said Registry of Deeds.

EXCEPTING AND RESERVING two parcels of land as follows:

FIRST: A certain house lot conveyed by Eugene Cereway to Mack Morin, by deed dated December 5, 1894, recorded in Vol. 150, Page 478 of said Registry.

SECOND: A certain house lot as conveyed by Belonie Sirois to Silvio Blanchette by deed dated January 18, 1927, and recorded in Vol. 366, Page 495, of said Registry, containing in both said parcels three-fourths of an acre, more or less.

Being the same premises conveyed to Rosaire J. Sirois and Theresa G. Sirois by Warranty Deed, Joint Tenancy, of Theresa G. Sirois dated February 26, 1987 and recorded at the Southern Aroostook Registry of Deeds in Vol. 1967, Page 155.

BEING THE SAME premises conveyed to **DONN DAVID SIROIS** by Warranty Deed of **ROSAIRE J. SIROIS** and **THERESA G. SIROIS** dated September 14, 2000 and recorded at the Southern Aroostook Registry of Deeds in Volume 3446, Page 8. The said Rosaire J. Sirois died January 12, 2001 and the said Theresa G. Sirois died October 1, 2015.

WITNESS my hand this 26 day of November 2018.

Donn David Siros
Donn David Siros

STATE OF Texas
Bexar County SS.

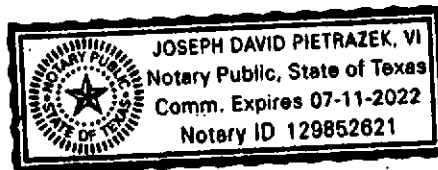
26 Nov, 2018

Personally appeared the above-named DONN DAVID SIROIS and acknowledged the foregoing instrument by him signed to be his free act and deed.

Before me,

Joseph David Pietrazek VI
Notary Public

Joseph David Pietrazek VI
Printed Name // Comm. Exp. Date



Prepared by and return to:
Novel Energy Solutions L.L.C.
2303 Wycliff Street
Suite 300
St. Paul, MN 55114

(Top 3 inches reserved for recording data)

MEMORANDUM OF SOLAR POWER SITE LEASE AND EASEMENT AGREEMENT

THIS MEMORANDUM OF SOLAR POWER SITE LEASE AND EASEMENT AGREEMENT (this “**Memorandum**”) is made and entered into as of August 11, 2022, by and between Jonathan Mishaan and Michelle Mishaan, as joint tenants, having an address of 1212 Van Buren Rd, Caribou ME 04736 (“**Lessor**”), and Novel Energy Solutions L.L.C. (or Assigns), a Minnesota Limited Liability Company, having an address of 2303 Wycliff Street, Suite 300, St. Paul, MN 55114 (“**Lessee**”), (each a “**Party**” and collectively the “**Parties**”), with reference to the following facts:

A. On August 2, 2022 (the “Effective Date”), the Parties entered into a Solar Power Site Lease (the “**Lease**”) which by its terms grants to Lessee a lease of the land more particularly described in *Exhibit A*, having GPS coordinates of 46.94938, -68.02981, attached to this Memorandum and incorporated herein by this reference (the “**Premises**”). Capitalized terms used but not defined herein shall have the meanings ascribed to them in the Lease.

B. Under the terms of the Lease, Lessee (or Assigns) has the option to determine the date of commencement by providing Lessor with notice of its election of such a date (the “Commencement Date”). The lease term (collectively, the “**Lease Term**”) shall have an initial Option Term, Primary Term, Renewal Term and Final Term. The Commencement Date is the first day of the Primary Term, and the Lease Term shall continue for 36.5 years, unless earlier terminated in accordance with its terms.

C. The Lessor and Lessee desire to enter into this Memorandum which is to be recorded in order that third parties may have notice of the interests of Lessee in the Premises and of the existence of the Lease and rights granted to Lessee in the Premises as part of the Lease.

NOW, THEREFORE, the Parties hereby certify and agree as follows

1. Lessor leases the Premises to Lessee (and Assigns), and Lessee (or Assigns) leases the Premises from Lessor, for the Lease Term and subject to the provisions of the Lease, including the granting of an exclusive easement on, over and across Lessor's Property for direct sunlight to any solar panels on the Premises and an exclusive easement prohibiting any obstruction of direct sunlight (collectively, the "**Solar Easement**") throughout Lessor's entire Property to and for the benefit of the area existing horizontally three hundred and sixty degrees (360°) from any point where any solar panel is or may be located at any time from time to time (each such point referred to as a "**Site**") and for a distance from each Site to the boundaries of Lessor's Property, together vertically through all space located above the surface of Lessor's Property, that is, one hundred eighty degrees (180°) or such greater number or numbers of degrees as may be necessary to extend from each point on and along a line drawn along the surface from each point along the exterior boundary of Lessor's Property through each Site to each point and on and along such line to the opposite exterior boundary of Lessor's Property.

2. The Lease provides for ingress, egress and utility easements across the Lessor's property, any abutting property owned by Lessor, providing access to and from a public road and the point of interconnection.

3. The Lease provides that the provisions of the Lease are binding upon and inure to the benefit of Lessor and Lessee and each of their respective representatives, successors and assigns, subject to certain limitations.

4. The Lease provides that during the Lease Term, Lessor shall neither sell any portion of the Property, nor divide the Property by any other means constituting a "division" pursuant to the subdivision laws of the State of Maine, the rules and standards of the Maine Land Use Planning Commission, the ordinance of the municipality where the property is located, or any other applicable statute, law, ordinance, by-law or rule, without the prior written consent of Lessor in each instance, as set forth in the Lease.

5. All of the other terms, conditions and agreements contained within the Lease are fully incorporated herein by reference as if fully set forth herein. This Memorandum is not intended to change any of the terms of the Lease, and any conflicts between the terms hereof and the terms of the Lease shall be resolved in favor of the terms of the Lease. This Memorandum may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same agreement.

[The remainder of this page is intentionally left blank]

IN WITNESS WHEREOF, the Parties have executed this Memorandum as of the date set forth above.

LESSOR:

JONATHAN MISHAAN

Signature: [Handwritten Signature]
 Printed Name: Jonathan Mishaan

STATE OF Maine)
) SS
 COUNTY OF Arroostook)

This instrument was acknowledged before me on August 2nd, 2022, before me, a Notary Public in and for said County and State, personally appeared Jonathan Mishaan, as joint tenant with Michelle Mishaan.

IN WITNESS WHEREOF, I have hereunto set my official signature and affixed my notarial seal, the day and year first above written.

My Commission Expires: Jan 26, 2028

(Notary Stamp or Seal)

DARLENE SAUNDERS
 NOTARY PUBLIC
 State of Maine
 My Commission Expires
 January 26, 2028

[Handwritten Signature]
 Notary Signature

Darlene Saunders
 Print Name

[Acknowledgements continue on the following page.]

LESSOR:**MICHELLE MISHAAN**

Signature: *Michelle Mishaan*
 Printed Name: Michelle Mishaan

STATE OF Maine)
) SS
 COUNTY OF Arrostock)

This instrument was acknowledged before me on August 2nd, 2022, before me, a Notary Public in and for said County and State, personally appeared Michelle Mishaan, as joint tenant with Jonathan Mishaan.

IN WITNESS WHEREOF, I have hereunto set my official signature and affixed my notarial seal, the day and year first above written.

My Commission Expires: Jan 26, 2028

(Notary Stamp or Seal)

DARLENE SAUNDERS
NOTARY PUBLIC
State of Maine
My Commission Expires
January 26, 2028

Darlene Saunders
 Notary Signature

Darlene Saunders
 Print Name

[Acknowledgements continue on the following page.]

LESSEE:

NOVEL ENERGY SOLUTIONS L.L.C.

Signature: Thomas Dickson
 Printed Name: Thomas Dickson
 Title: Authorized Signer

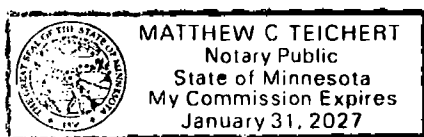
STATE OF MINNESOTA)
) SS
COUNTY OF RAMSEY)


This instrument was acknowledged before me on August 11, 2022, before me, a Notary Public in and for said County and State, personally appeared Thomas Dickson as Authorized Signer of Novel Energy Solutions L.L.C., a Minnesota limited liability company.

IN WITNESS WHEREOF, I have hereunto set my official signature and affixed my notarial seal, the day and year first above written.

My Commission Expires: January 31, 2027

(Notary Stamp or Seal)




Notary Signature

Matthew Teichert

Print Name

EXHIBIT A
Preliminary Layout

Town: Caribou

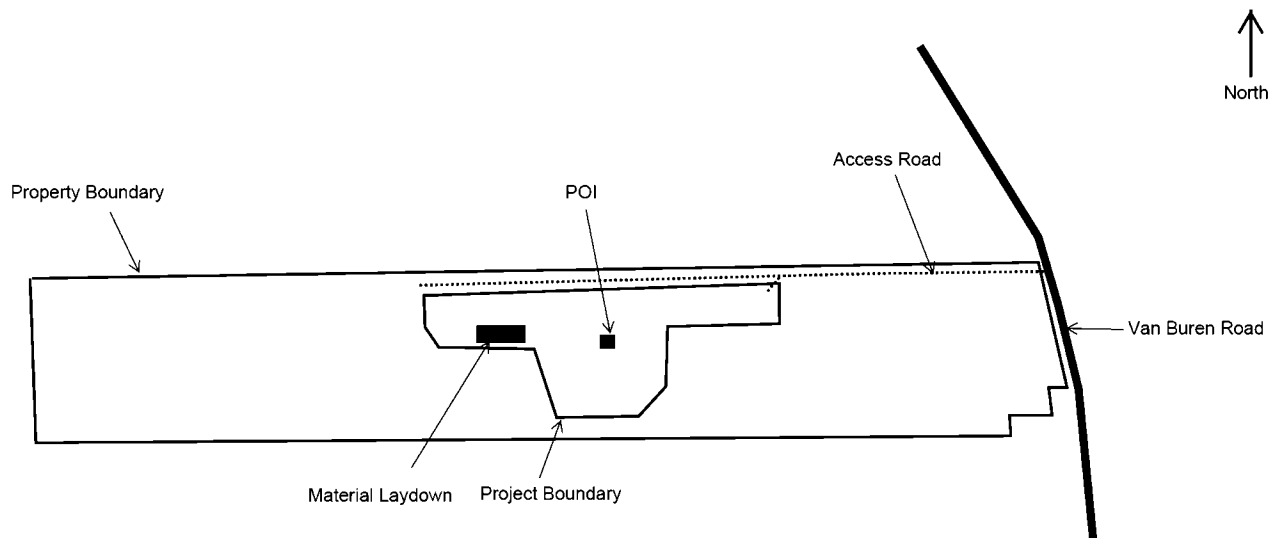
County: Aroostook

Property ID: 019-013

GPS Coordinates: 46.94938, -68.02981

Project Name: Mishaan Van Buren Road CSG

The Premises will be located on up to 10 acres, more or less, on Lessor's Property. A preliminary Premises location is depicted below. Pursuant to the Lease, the boundary line and acreage of the Premises shall be determined by an ALTA survey.



**Complete layout legal description to be determined and inserted at a
later date.**



Janet T. Mills
Governor

Maine Department of Transportation

Driveway/Entrance Permit

Bruce A. Van Note
Commissioner

Permit Number: 38458 - Entrance ID: 1

LOCATION

OWNER
Name: JONATHAN AND MICHELLE MISHAAN
Address: 1212 VAN BUREN ROAD
CARIBOU, ME 04736
Telephone: (518)503-0718

Route: 0001X, U.S. Route 1
Municipality: Caribou
County: Aroostook
Tax Map: 019 Lot Number: 013
Culvert Size: 18 inches
Culvert Type: metal/plastic
Culvert Length: 40 feet
Date of Permit: August 16, 2023
Approved Entrance Width: 22 feet

Date Printed: August 16, 2023

In accordance with rules promulgated under 23 M.R.S.A., Chapter 13, Subchapter I, Section 704, the Maine Department of Transportation (MaineDOT) approves a permit and grants permission to perform the necessary grading to construct, in accordance with sketch or attached plan, a **Driveway to a solar array** at a point **2425 feet South** from **U.S. Route 1/Emond Rd**, subject to the Chapter 299 Highway Driveway and Entrance Rules, standard conditions and special conditions (if any) listed below.

Conditions of Approval:

This Permittee acknowledges and agrees to comply with the Standard Conditions and Approval attached hereto and to any Specific Conditions of Approval shown here.

(G = GPS Location; W = Waiver; S = Special Condition)

G - THE ENTRANCE SHALL BE LOCATED AT GPS COORDINATES: 46.950130N, -68.024120W.

S - The profile of the driveway must comply with details on the enclosed sheet.

S - The applicant is required to ditch along the roadway to transition from the existing ditch to the drive pipe at its required depth and offset so as not to trap water.

S - The driveway must be crowned and ditched to prevent runoff. No surface runoff will be allowed onto the State Highway.

Approved by:  Date: 8/21/23

STANDARD CONDITIONS AND APPROVAL

1. Provide, erect and maintain all necessary barricades, lights, warning signs and other devices as directed by MaineDOT to properly safeguard traffic while the construction is in progress.
2. At no time cause the highway to be closed to traffic
3. Where the driveway is located within a curb, curb and gutter, and/or sidewalk section, completely remove the existing curb, curb and gutter, and/or sidewalk as may be required to create the driveway and restore drainage. All driveways abutting sidewalk sections shall meet the requirements set forth in the Americans with Disabilities Act of 1990, 42 U.S.C. Sec. 12131 et seq.
4. Obtain, have delivered to the site, and install any culverts and/or drainage structures which may be necessary for drainage, the size, type and length as called for in the permit pursuant to 23 M.R.S.A. Sec. 705. All culverts and/or drainage structures shall be new.
5. Start construction of the proposed driveway within twenty-four (24) months of the date of permit issuance and substantially complete construction of the proposed driveway within twelve months of commencement of construction.
6. Comply with all applicable federal, state and municipal regulations and ordinances.
7. Do not alter, without the express written consent of the MaineDOT, any culverts or drainage swales within the MaineDOT right of way.
8. File a copy of the approved driveway permit with the affected municipality or LURC, as appropriate within 5 business days of receiving the MaineDOT approval.
9. Construct and maintain the driveway side slopes to be no steeper than the adjacent roadway side slopes, but in no case to be steeper than 3 horizontal to 1 vertical, unless the side slope is behind existing roadway guardrail, in which case it shall be no steeper than 2 horizontal to 1 vertical.
10. Notify the MaineDOT of a proposed change of use served by the driveway when increase in traffic flow is expected to occur. This does not exempt the need for obtaining a Traffic Movement Permit (TMP) if trip generation meets or exceeds 100 passenger car equivalents (PCE) during the peak hour of the day.
11. Construct or implement and maintain erosion and sedimentation measures sufficient to protect MaineDOT facilities.
12. Driveways shall be designed such that all maneuvering and parking of any vehicles will take place outside the highway right-of-way and where vehicles will exit the premises without backing onto the highway traveled way or shoulders. All driveways will have a turnaround area to accommodate vehicles using the premises.
13. Closing any portion of a highway or roadway including lanes, shoulders, sidewalks, bike lanes, or ATV access routes is not permitted without MaineDOT approval.

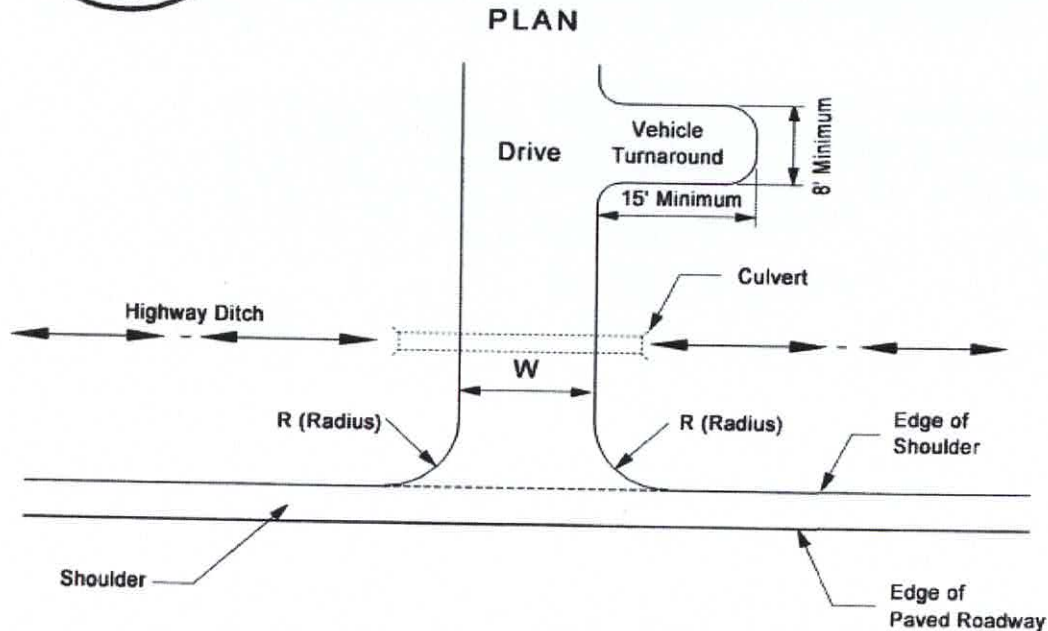
FURTHER CONDITION OF THE PERMIT

The owner shall assume, the defense of, and pay all damages, fines, and penalties for which he/she shall become liable, and shall indemnify and safe harmless said Department, its representatives, agents and employees from liability, actions against all suits, claims, damages for wrongful death, personal injuries or property damage suffered by any person or association which results from the willful or negligent action or inaction of the owner/applicant (agent) and in proceedings of every kind arising out of the construction and maintenance of said entrance(s), including snow removal.

Nothing herein shall, nor is intended to, waive any defense, immunity or limitation of liability which may be available to the MaineDOT, their officers, agents or employees under the Maine Tort Claims Act or any other privileges and/or immunities provided by law. It is a further condition that the owner will agree to keep the right of way inviolate for public highway purposes and no signs (other than traffic signs and signals), posters, billboards, roadside stands, culvert end walls or private installations shall be permitted within Right of Way limits.



State of Maine
Department of Transportation
Entrance / Driveway Details

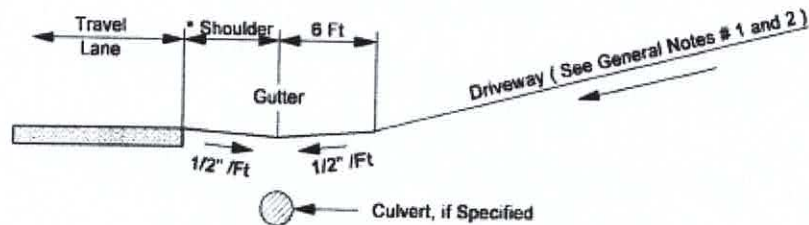


General Notes:

1. All residential or commercial drives with a 10% grade or more sloping down towards the highway shall be paved, at a minimum, to the right of way line and have ditches to control runoff.
2. Drives sloping to the highway shall be crowned (1/2" per foot minimum).
3. To the maximum extent practical, the entrance must be constructed perpendicular to the highway at the point of access.
4. Except where curbing exists or is proposed, the minimum radius on the edges of the entrance must be 10 feet or as otherwise required as shown.
5. Entrances/driveways will be built with an adequate turnaround area on the site to allow all vehicles to maneuver and park without backing into the highway. This turnaround shall be at least 8 feet wide by 15 feet long.
6. Entrances/driveways and other associated site work which directs water (runoff) towards the highway must be constructed, crowned, stabilized, and maintained with appropriate temporary/permanent erosion control materials in accordance with MaineDOT Best Management Practices.
7. The profile of the access must comply with the details shown on page 2.

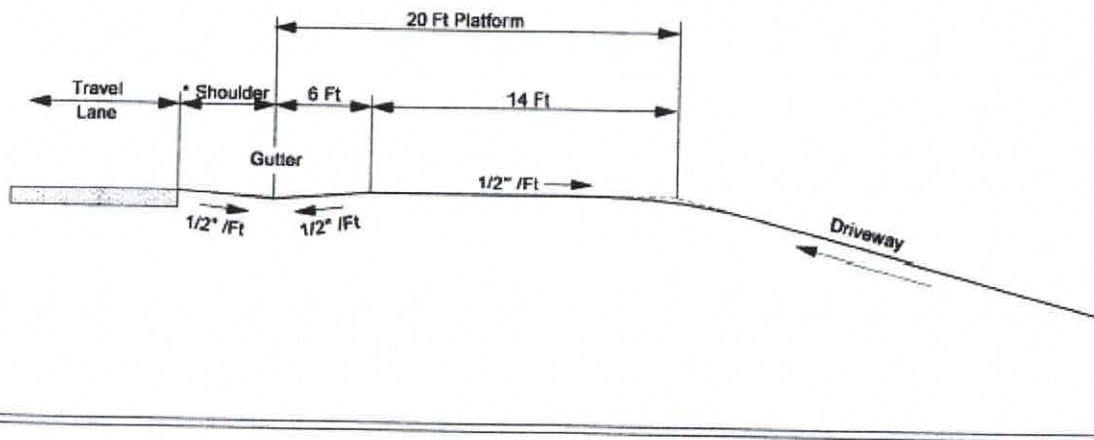
MDOT Entrance / Driveway Details, Continued

PROFILE Details

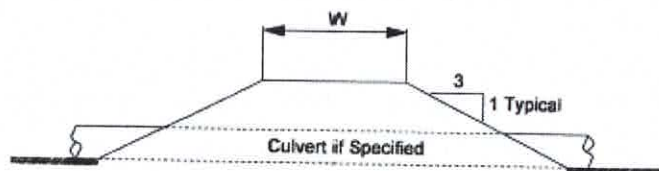


NOTE :

Grade of Existing Shoulder Should Be Maintained To Create A Gutter With a Minimum Of Three Inches Below The Edge Of Traveled Way.
* Distance Of The Gutter From The Edge Of Traveled Way Should Be The Same As Existing Shoulder Or A Minimum Of 4 Feet.



Driveway Cross Section



TerraTrak



The first and only single axis tracker that allows you to turn unusable land into valuable assets. Built tough for reliable performance, TerraTrak will maximize energy output and returns conquering the most challenging sites. Employ PV where you never thought possible through durable mechanics and intelligent control technology.



Durable Mechanics

- Adaptable frame can accommodate frost susceptible soils, 20% N-S slopes, unlimited E-W eliminating 100% refusal risks
- Durable a-frame, torque tube, gear box, and self-locking hardware increase strength and ensure reliable performance in extreme weather
- Structurally optimized tracker rows and reduced part count simplify installation making it easy and affordable to employ PV anywhere
- Comprehensive wind tunnel analysis and patent pending self-locking hardware which increases stability during weather events
- Proprietary torque tube shape significantly reduces pounds per foot and loading in max capacity to yield in lower material cost and increased strength
- Field ready, lubricant-free with high durable plastics creates a simplistic, functional bushing housing to support the torque tube



Intelligent Controls

- Proprietary and advanced performance monitoring and controls engineered with bi-directional communications provides real-time performance monitoring data to boost visibility and maximize energy production
- Reduce downtime with predictive analytics and machine learning which tells us when a row isn't tracking on its normal path
- Onsite weather stations monitor wind and snow conditions and automatically stow the site when thresholds are crossed. TerraTrak is also integrated with a weather API which

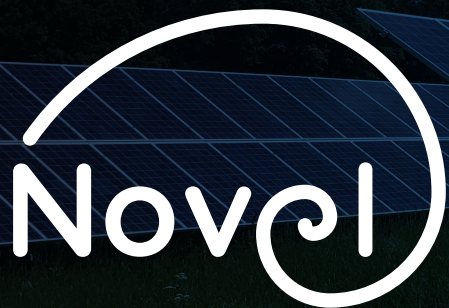
allows us to forecast bad weather and proactively stow your sites before bad weather approaches

- Zone controls allow you to perform routine maintenance like mowing and washing on a portion of the site while the rest of your site continues tracking for optimum power generation
- The persistent cellular connection allows us to troubleshoot each site remotely without rolling a truck
- Row box, weather station, and network controller have been tested to U.S. military standards to ensure reliable operation in the most relenting environmental conditions

Specifications

Module orientation	2 high in portrait
Tracking	120°
Range of motion	± 60°
Weather monitoring	Wind speed, snow depth, and flood height
Corrosion	ISO 9223 C2, C3
Max slope grade	20% N/S, Unlimited E/W
Modules per row	Up to 93 standard framed modules (~2m x 1m)
Drive system	Independent row design / 12 VDC motorized slew drive / Zero grid power consumption
Bushings	High impact polymer / Lubricant-free, Dry bushings
Bearing housings	Hard stop at each foundation / Integrated torque tube translation mitigation
Fasteners	Standard sizes / Self-locking / No special tools required
Material coating	HDG, Inline, Pre-galvanization, Powder coating

Adjustable foundations	Flexibility installation allows marketing leading adjustability
DC capacity per tow	33.49kW, assuming 385W x 87 mods/row
Grounding	Self-grounding racking
Electrical subsystem	Highly advanced BMS hardware & software
Typical dimensions	Horizontal (93 module row @ 60°) Height: 2.95m / 9.67ft Width: 3.96m / 13ft Length: 47.8m / 156.8ft
GCR	No minimum, typical 28% to 50%
Foundations	Ground screw, Driven piles
Max wind speed	Configurable up to 135mph
Flood clearance	66.6 inches (Grade = top of screw)
Leading edge	24.5 inches (Grade = top of screw)
Warranty	10 year structural, 5 year on drive and control system, 20 years on screw foundations, extended terms available
Certifications	UL3703, UL2703, & IEC 62817



ME Mishaan Van Buren CSG

Community Solar & Novel Energy

What is a Community Solar Garden?

A Community Solar Garden (CSG) is a large solar electric array, located off-site, which generates tariff rates by the PUC for participating subscribers. This is a great solution for businesses wanting to support solar but unable to do so on their own. Save money on your energy with fixed savings, no upfront cost, no onsite construction and flexible terms.

Company and Project Information

Who is Novel Energy Solutions (NES)?

NES is a Minnesota farm-family-owned business. Founded in 2012 by Cliff, Ralph, and Mena Kaehler. The Kaehler family are century cattle farmers with over 130 years of history in southern Minnesota. NES is one of the largest CSG developers in the country with over 200 MWs of CSGs developed.

Project Overview

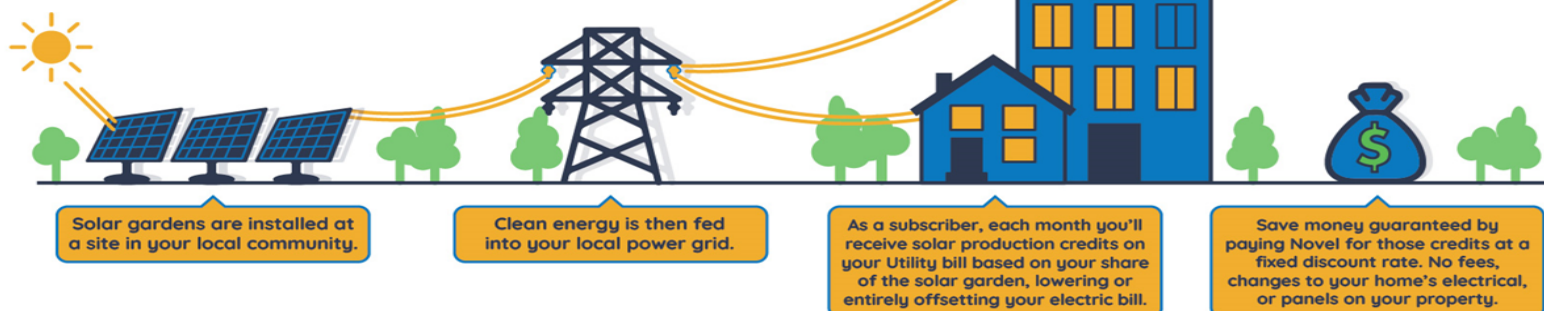
Mishaan Van Buren CSG is located off of Van Buren Road. It is an 2.0 MW sized system and panels will operate on a single axis tracker system, with a maximum height of approximately 12'-13'. Permitting for this project will include work with the City of Caribou, MDEP, MDIFW, SHPO, MDOT and more.



Visual Simulation of a NES project in Turner, ME

Subscriber and Emission Savings:

- + Guaranteed utility bill savings of 10% annually
- + \$0 to join, no hidden fees
- + Flexible terms, simple sign-up process
- + No interruption to how you receive the electricity at your home
- + **Saving 1,658+ tons of CO2 every year, equal to:**
 - 324 gas powered cars removed from the road
 - 293 homes' electricity use
 - avoiding 1,600,000+ pounds of coal burned
 - Carbon sequestration of a 1,700+ acre forest



Emissions data based on USEPA Emissions Calculator and SEIA data

Suzanne Rose | 651.788.6443 | suzanne.rose@novelenergy.biz

NovelEnergy.biz

**DEPARTMENT OF ENVIRONMENTAL PROTECTION
SOLAR DECOMMISSIONING PLAN**



NOVEL ENERGY SOLUTIONS LLC

FOR

ME MISHAAN VAN BUREN ROAD CSG LLC

JANUARY 2024

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1. Purpose

Maine Law requires developers of solar energy developments that occupy 3 or more acres to have an approved Solar Decommissioning Plan (the “Plan”) and accompanying financial assurance sufficient to cover the cost of decommissioning as outlined in the Plan.

On behalf of ME Mishaan Van Buren Road CSG LLC, Novel Energy Solutions (NES) is pleased to submit the following Solar Decommissioning Plan for the proposed ME Mishaan Van Buren Road CSG solar energy facility (the “Facility”) to be constructed in Caribou, Maine on Van Buren Road. The lifecycle of the Facility is expected to be approximately 25 years. This Plan describes the process for decommissioning the Facility.

Decommissioning means the physical removal of all Facility components to a depth of at least 24 inches or to the depth of bedrock, whichever is less, to the extent such components are not otherwise in or proposed to be placed in productive use or otherwise authorized to remain in place by the Maine Department of Environmental Protection (MDEP). Decommissioning also includes grading to postconstruction grade and revegetation of all earth disturbed during construction and decommissioning, except for areas already restored.

2. Permitting

Prior to the start of construction, NES will submit the necessary permit applications to MDEP for Stormwater Management. In addition, any environmental permits required for site specific impacts (i.e., wetlands disturbances or stream crossings) will be submitted to the regulating agencies (MDEP/USACE). An Erosion and Sediment Control (ESC) Plan will also be developed for the proposed Project. This ESC plan shall be based on the Best Management Practices (BMP) outlined in the Maine Erosion and Sediment Control BMP guidelines document developed by the MDEP.

As noted in Section 7, financial assurance will be submitted at a later date. No construction activities shall occur until all necessary permits and documents are reviewed and approved by the regulating agencies.

3. Timeline

Decommissioning will occur at the end of the Facilities contract life, approximately 25 years. The Facilities decommissioning is estimated to take 60 days to complete. The decommissioning crew will ensure that all equipment is either recycled or disposed of properly.

4. Shutdown and Disconnection

Shut down of the Facility at all disconnect points (disconnect switch at step up transformer within the solar field and disconnect at utility interconnect yard switch gear).

5. Decommissioning Phases

The Facility will be decommissioned by completing the following major phases: Dismantlement, Demolition, Disposal, or Recycle, and Site Stabilization.

5.1 Dismantlement, Demolition, Disposal, or Recycle

A significant portion of the components that comprise the Facility will include recyclable or re-useable components. Due to the re-sale monetary value, these components will be dismantled, disassembled, and recycled rather than being demolished and disposed of.

- Modules: Modules will be inspected for physical damage, tested for functionality, and removed from the racking system. Functioning modules will be packed and stored for reuse (functioning modules can produce power for another 25+/- years.) Non-functioning modules will be packed, palletized, and recycled.
- Racking system: Racking will be separated from footing poles, sorted, and recycled.
- Posts: Steel posts will be removed, stacked, and recycled.
- Wire: Above-ground wire will be sent to a facility for proper disposal and/or recycling. Below-ground wire will be abandoned in place.
- Conduit: Above-ground conduit will be disassembled onsite and recycled.
- Junction boxes, combiner boxes, disconnect, and switch gear etc. will be recycled.
- Inverter and Transformer: Inverters and components will be sent to manufacturer and/or electronics recycler. Functioning components can be reused.
- Concrete pad(s): Concrete will be recycled.
- Fencing: Fencing will be disassembled, poles removed and sent to metal recycling facility. Gate motor and electrical components will be recycled.

- **Access road Removal:** Beginning at the property boundary, all gravel surfaces developed for the Project, including roadbed, hammerhead, and equipment pad area. Exposed surfaces will be replaced with topsoil or other material suitable for sustaining vegetative cover. The areas will be re-seeded with a mixture similar and compatible with the vegetation existing at the time of decommissioning.
- **Environmental sensors:** Sensors and mounting hardware will be recycled.
- **Computers, monitors, hard drives, and other components:** Equipment will be recycled or reused.

A final site walk through will be conducted to remove debris and/or waste generated during the decommissioning process and will include removal and proper disposal of any debris that may have been wind-blown to areas outside the immediate footprint of the Facility. Sanitary facilities will be provided on-site for works performing the decommissioning of the Facility.

5.2 Site Stabilization

The areas of the Facility that are disturbed during decommissioning will be stabilized in accordance with best engineering practices and/or landowner preference (e.g., grading, mulching and/or seeding). The decommissioning process is estimated to take approximately eight to twelve weeks and would be intended to occur outside the winter construction season.

- **Revegetation:** At the time of decommissioning, the soil will have regenerated for 25 years. All disturbed soil will be revegetated with a pollinator mix or the field will be disced and replaced with topsoil.
- **Farmland:** For any portion of the solar energy development located on land classified as farmland decommissioning means the physical removal off all components of the development to a depth of at least 48 inches or to the depth of bedrock, whichever is less, and for the restoration of the farmland sufficient to support resumption of farming or agricultural activities.

6. Decommissioning Cost

The cost of decommissioning is lower than the salvage value of the materials. However, NES will provide a Performance Bond in the amount of \$127,070.23 per 35-A M.R.S § 3494 in Solar Decommissioning Law.

The estimated costs for decommissioning the Facility are provided in the table below.

Project Size: 2,000 KW	
Task	Cost
Remove Rack Wiring	\$ 3,309.60
Remove Cable	\$ 4,902.40
Remove Panels	\$ 15,000.00
Dismantle Racks	\$ 5,516.00
Remove and Load Racks Plus Trucking	\$ 20,628.00
Remove Electrical Equipment Plus Trucking	\$ 3,428.80
Breakup and Remove Concrete pads and Ballasts	\$ 1,088.00
Remove Power Poles	\$ 1,200.00
Remove Fence plus Trucking	\$ 7,777.20
Grading	\$ 1,200.00
Seed Disturbed Areas/Disc Topsoil	\$ 324.00
Additional Costs Plus Fuel	\$ 5,880.00
Total Cost	\$ 70,254.00
Total cost after 25yrs at 2.5% inflation rate per/yr.	\$ 127,070.23

7. Financial Assurance

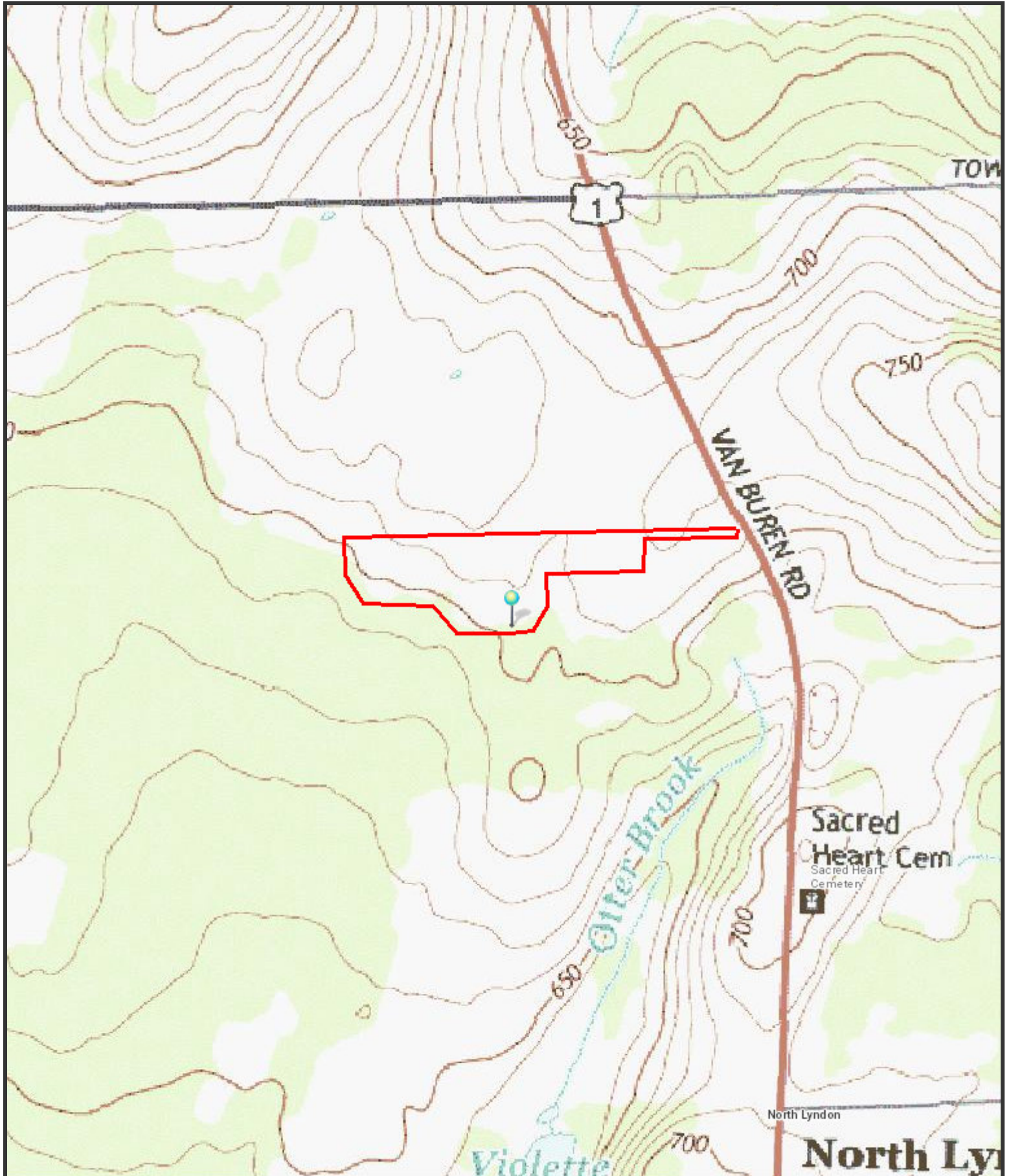
Prior to the start of construction, the Applicant will submit financial assurance to MDEP for review and approval in the form of a performance bond, surety bond, or letter of credit. Because the Applicant will obtain MDEP approval of the financial assurance proposal prior to the start of construction, the Applicant has demonstrated its current and future financial capacity, which is unaffected by the owner's or operator's future financial condition, to fully fund the decommissioning in accordance with the decommissioning plan.

8. Attachments

The following documents are attached:

- USGS Topo Map, Overall Site Plan, directions to site
- Letter of Corporate Standing

ME MISHAAN VAN BUREN ROAD CSG - TOPO MAP



The Maine Department of Transportation provides this publication for information only. Reliance upon this information is at user risk. It is subject to revision and may be incomplete depending upon changing conditions. The Department assumes no liability if injuries or damages result from this information. This map is not intended to support emergency dispatch.

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Miles
1 inch = 0.23 miles

Date: 6/17/2025
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NOTES

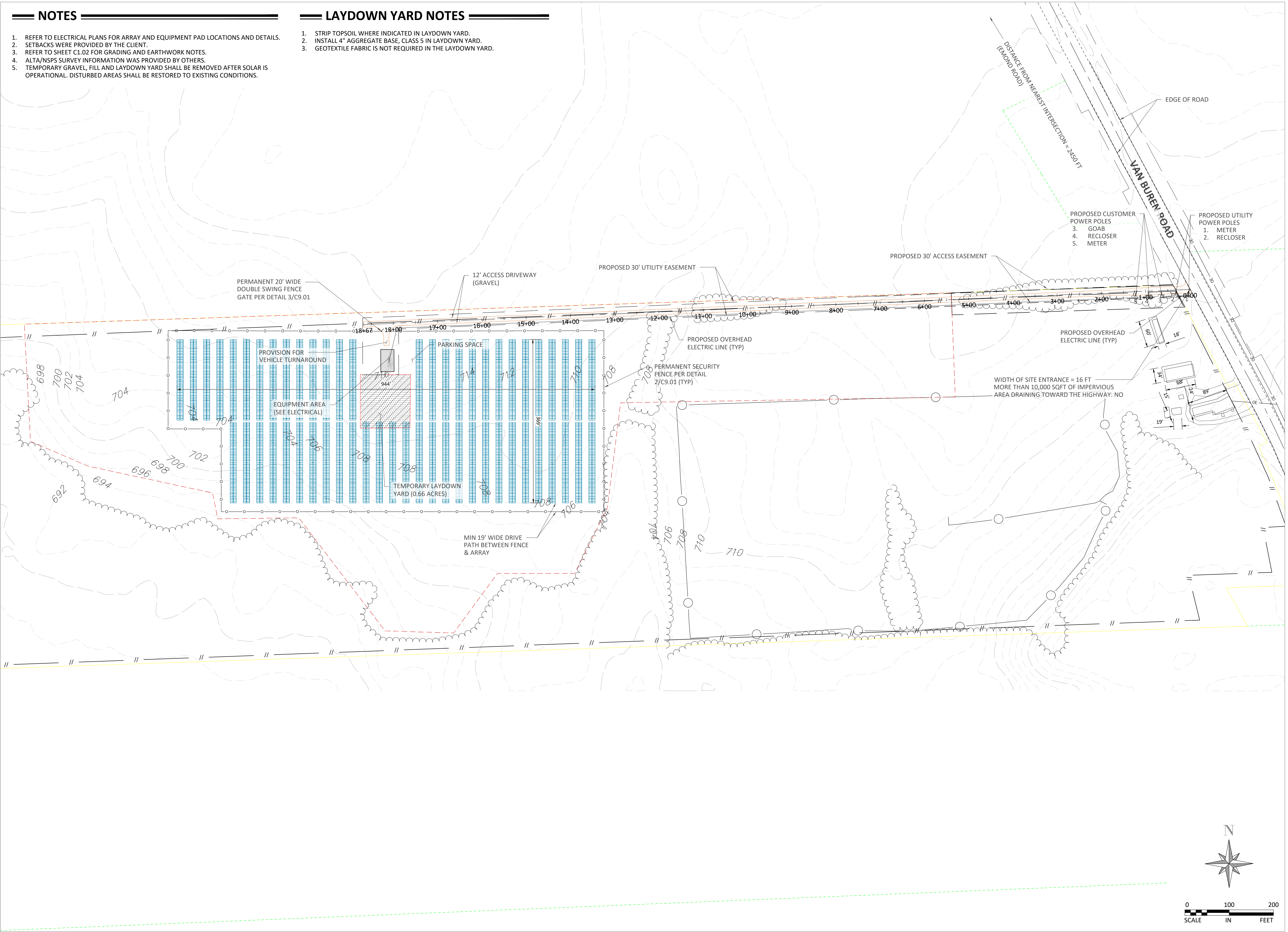
- NOTES**

 1. REFER TO ELECTRICAL PLANS FOR ARRAY AND EQUIPMENT PAD LOCATIONS AND DETAILS.
 2. SETBACKS WERE PROVIDED BY THE CLIENT.
 3. REFER TO SHEET C1.02 FOR GRADING AND EARTHWORK NOTES.
 4. ALTA/NSPS SURVEY INFORMATION WAS PROVIDED BY OTHERS.
 5. TEMPORARY GRAVEL, FILL AND LAYDOWN YARD SHALL BE REMOVED AFTER SOLAR IS OPERATIONAL. DISTURBED AREAS SHALL BE RESTORED TO EXISTING CONDITIONS.

The figure is a topographic map of a solar site. It features several contour lines with elevation labels: 692, 694, 696, 698, 700, 702, and 704. A proposed solar panel array is shown as a grid of blue rectangles, oriented vertically. The array is divided into sections by a horizontal line and a vertical line. To the right of the array, there is a label 'PROVIDED VEHICLE' and a note 'E (S)'. A dashed red line outlines a specific area on the left side of the array. A solid black line runs horizontally across the top of the map, and a solid black line runs horizontally across the bottom of the map. A dashed green line runs diagonally across the bottom right corner. A note in the top right corner reads: 'PERMANENT DOUBLE SWING GATE PER DET'.

== LAYDOWN YARD NOTES ==

- ## LAYDOWN YARD NOTES
1. STRIP TOPSOIL WHERE INDICATED IN LAYDOWN YARD.
 2. INSTALL 4" AGGREGATE BASE, CLASS 5 IN LAYDOWN YARD.
 3. GEOTEXTILE FABRIC IS NOT REQUIRED IN THE LAYDOWN YARD.
-
- The site plan illustrates a solar farm layout with several key features and annotations:
- Topography:** Contour lines are shown at 10-foot intervals, with labels for 70.0, 70.5, 71.0, 71.2, 71.4, 71.6, 71.8, 72.0, 72.2, 72.4, 72.6, 72.8, 73.0, 73.2, 73.4, 73.6, 73.8, 74.0, 74.2, 74.4, 74.6, 74.8, 75.0, 75.2, 75.4, 75.6, 75.8, 76.0, 76.2, 76.4, 76.6, 76.8, 77.0, 77.2, 77.4, 77.6, 77.8, 78.0, 78.2, 78.4, 78.6, 78.8, 79.0, 79.2, 79.4, 79.6, 79.8, 80.0, 80.2, 80.4, 80.6, 80.8, 81.0, 81.2, 81.4, 81.6, 81.8, 82.0, 82.2, 82.4, 82.6, 82.8, 83.0, 83.2, 83.4, 83.6, 83.8, 84.0, 84.2, 84.4, 84.6, 84.8, 85.0, 85.2, 85.4, 85.6, 85.8, 86.0, 86.2, 86.4, 86.6, 86.8, 87.0, 87.2, 87.4, 87.6, 87.8, 88.0, 88.2, 88.4, 88.6, 88.8, 89.0, 89.2, 89.4, 89.6, 89.8, 90.0, 90.2, 90.4, 90.6, 90.8, 91.0, 91.2, 91.4, 91.6, 91.8, 92.0, 92.2, 92.4, 92.6, 92.8, 93.0, 93.2, 93.4, 93.6, 93.8, 94.0, 94.2, 94.4, 94.6, 94.8, 95.0, 95.2, 95.4, 95.6, 95.8, 96.0, 96.2, 96.4, 96.6, 96.8, 97.0, 97.2, 97.4, 97.6, 97.8, 98.0, 98.2, 98.4, 98.6, 98.8, 99.0, 99.2, 99.4, 99.6, 99.8, 100.0, 100.2, 100.4, 100.6, 100.8, 101.0, 101.2, 101.4, 101.6, 101.8, 102.0, 102.2, 102.4, 102.6, 102.8, 103.0, 103.2, 103.4, 103.6, 103.8, 104.0, 104.2, 104.4, 104.6, 104.8, 105.0, 105.2, 105.4, 105.6, 105.8, 106.0, 106.2, 106.4, 106.6, 106.8, 107.0, 107.2, 107.4, 107.6, 107.8, 108.0, 108.2, 108.4, 108.6, 108.8, 109.0, 109.2, 109.4, 109.6, 109.8, 110.0, 110.2, 110.4, 110.6, 110.8, 111.0, 111.2, 111.4, 111.6, 111.8, 112.0, 112.2, 112.4, 112.6, 112.8, 113.0, 113.2, 113.4, 113.6, 113.8, 114.0, 114.2, 114.4, 114.6, 114.8, 115.0, 115.2, 115.4, 115.6, 115.8, 116.0, 116.2, 116.4, 116.6, 116.8, 117.0, 117.2, 117.4, 117.6, 117.8, 118.0, 118.2, 118.4, 118.6, 118.8, 119.0, 119.2, 119.4, 119.6, 119.8, 120.0, 120.2, 120.4, 120.6, 120.8, 121.0, 121.2, 121.4, 121.6, 121.8, 122.0, 122.2, 122.4, 122.6, 122.8, 123.0, 123.2, 123.4, 123.6, 123.8, 124.0, 124.2, 124.4, 124.6, 124.8, 125.0, 125.2, 125.4, 125.6, 125.8, 126.0, 126.2, 126.4, 126.6, 126.8, 127.0, 127.2, 127.4, 127.6, 127.8, 128.0, 128.2, 128.4, 128.6, 128.8, 129.0, 129.2, 129.4, 129.6, 129.8, 130.0, 130.2, 130.4, 130.6, 130.8, 131.0, 131.2, 131.4, 131.6, 131.8, 132.0, 132.2, 132.4, 132.6, 132.8, 133.0, 133.2, 133.4, 133.6, 133.8, 134.0, 134.2, 134.4, 134.6, 134.8, 135.0, 135.2, 135.4, 135.6, 135.8, 136.0, 136.2, 136.4, 136.6, 136.8, 137.0, 137.2, 137.4, 137.6, 137.8, 138.0, 138.2, 138.4, 138.6, 138.8, 139.0, 139.2, 139.4, 139.6, 139.8, 140.0, 140.2, 140.4, 140.6, 140.8, 141.0, 141.2, 141.4, 141.6, 141.8, 142.0, 142.2, 142.4, 142.6, 142.8, 143.0, 143.2, 143.4, 143.6, 143.8, 144.0, 144.2, 144.4, 144.6, 144.8, 145.0, 145.2, 145.4, 145.6, 145.8, 146.0, 146.2, 146.4, 146.6, 146.8, 147.0, 147.2, 147.4, 147.6, 147.8, 148.0, 148.2, 148.4, 148.6, 148.8, 149.0, 149.2, 149.4, 149.6, 149.8, 150.0, 150.2, 150.4, 150.6, 150.8, 151.0, 151.2, 151.4, 151.6, 151.8, 152.0, 152.2, 152.4, 152.6, 152.8, 153.0, 153.2, 153.4, 153.6, 153.8, 154.0, 154.2, 154.4, 154.6, 154.8, 155.0, 155.2, 155.4, 155.6, 155.8, 156.0, 156.2, 156.4, 156.6, 156.8, 157.0, 157.2, 157.4, 157.6, 157.8, 158.0, 158.2, 158.4, 158.6, 158.8, 159.0, 159.2, 159.4, 159.6, 159.8, 160.0, 160.2, 160.4, 160.6, 160.8, 161.0, 161.2, 161.4, 161.6, 161.8, 162.0, 162.2, 162.4, 162.6, 162.8, 163.0, 163.2, 163.4, 163.6, 163.8, 164.0, 164.2, 164.4, 164.6, 164.8, 165.0, 165.2, 165.4, 165.6, 165.8, 166.0, 166.2, 166.4, 166.6, 166.8, 167.0, 167.2, 167.4, 167.6, 167.8, 168.0, 168.2, 168.4, 168.6, 168.8, 169.0, 169.2, 169.4, 169.6, 169.8, 170.0, 170.2, 170.4, 170.6, 170.8, 171.0, 171.2, 171.4, 171.6, 171.8, 172.0, 172.2, 172.4, 172.6, 172.8, 173.0, 173.2, 173.4, 173.6, 173.8, 174.0, 174.2, 174.4, 174.6, 174.8, 175.0, 175.2, 175.4, 175.6, 175.8, 176.0, 176.2, 176.4, 176.6, 176.8, 177.0, 177.2, 177.4, 177.6, 177.8, 178.0, 178.2, 178.4, 178.6, 178.8, 179.0, 179.2, 179.4, 179.6, 179.8, 180.0, 180.2, 180.4, 180.6, 180.8, 181.0, 181.2, 181.4, 181.6, 181.8, 182.0, 182.2, 182.4, 182.6, 182.8, 183.0, 183.2, 183.4, 183.6, 183.8, 184.0, 184.2, 184.4, 184.6, 184.8, 185.0, 185.2, 185.4, 185.6, 185.8, 186.0, 186.2, 186.4, 186.6, 186.8, 187.0, 187.2, 187.4,



info@novelenergy.biz
612-345-7188 telephone

andowner
ONATHAN &
MICHELLE
MISHAAN
112 VAN BUREN RD CARIBOU ME
17336

Project
ME MISHAAN
/AN BUREN
ROAD CSG LLC

Location
46.94938° ,
68.02981°

Certification

Professional ENGINEER under the laws of the state of
Maine

PRELIMINARY
NOT FOR
CONSTRUCTION

OTTI GEDDES, P.E.
Registration No. **16864** Date: **05/10/2023**
Applicable, contact us for a wet signed copy of this
in which is available upon request at Novel Energy
olutions - St. Paul, MN office.

Summary

Designed: FJ	Drawn: FJ
Approved: SEG	Project: 019-013
Case: PERMITTING	Initial Issue: 05/10/2023

Revisions

[illegible]

Sheet Title

WHITE PLAN

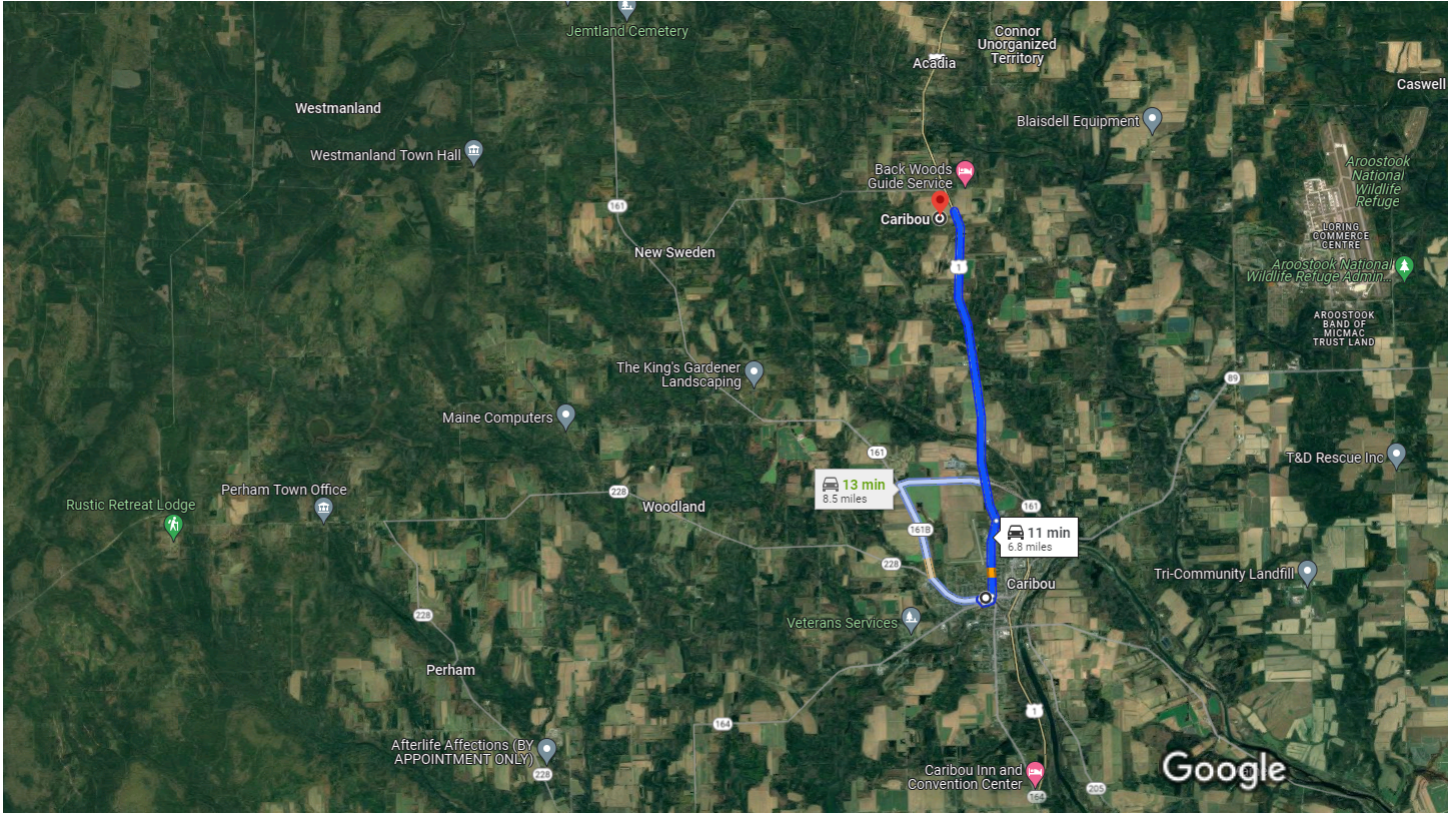
Sheet No. Revision
C3.01 IFP

Project No. MISHN VB

Google Maps

United States Postal Service, 41 Sweden St, Caribou, ME 04736 to Caribou, Maine 04736

Drive 6.8 miles, 11 min



Imagery ©2024 Google, Imagery ©2024 TerraMetrics, Map data ©2024 Google 1 mi

- via Van Buren Rd

Fastest route now due to traffic conditions

11 min

6.8 miles
- via Sweden St and Van Buren Rd

13 min

8.5 miles

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MAINE

Department of the Secretary of State

Bureau of Corporations, Elections and Commissions

Corporate Name Search

Information Summary

[Subscriber activity report](#)

This record contains information from the CEC database and is accurate as of: Tue Jan 09 2024 16:55:23. Please print or save for your records.

Legal Name	Charter Number	Filing Type	Status
ME MISHAAN VAN BUREN ROAD CSG LLC	20238876DC	LIMITED LIABILITY COMPANY	GOOD STANDING

Filing Date	Expiration Date	Jurisdiction
10/24/2022	N/A	MAINE

Other Names (A=Assumed ; F=Former)

NONE

Principal Home Office Address

Physical

Mailing

Clerk/Registered Agent

Physical

Mailing

ROY LOHNDORF
BUILDING 7220-125 KANSAS ROAD

LIMESTONE, ME 04750

ROY LOHNDORF
BUILDING 7220-125 KANSAS
ROAD

LIMESTONE, ME 04750

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**OPERATIONS AND MAINTENANCE OVERVIEW
STANDARD OPERATING PROCEDURE
ISSUED FOR PERMITTING**



NOVEL ENERGY SOLUTIONS LLC

ENGINEERING, PROCUREMENT, AND CONSTRUCTION CONTRACTOR



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List of Acronyms

EPC	Engineering, Procurement, and Construction
IFP	Issued for Permitting
NES	Novel Energy Solutions LLC
O&M	Operations and Maintenance
SOP	Standard Operating Procedure

1. Purpose and Need

As the Engineering, Procurement, and Construction (EPC) contractor for solar facilities throughout the nation, as well as a solar project owner, Novel Energy Solutions LLC (NES) is committed to safe projects. Once constructed and operational, periodic maintenance around the site is utilized to ensure optimal working order.

Generally, the facilities will be operated and maintained in a manner consistent with good utility practices, including a minimum of biannual (spring and fall) onsite inspections and maintenance of stormwater management system components, as needed.

With that in mind, NES goals are aligned with those of the respective towns and counties that host these projects. This O&M Standard Operating Procedure (SOP) is Issued for Permitting (IFP) purposes, and project specific plans will be addressed at a later date.

2. Standard Maintenance Overview

Projects are fenced to ensure the safety of personnel and equipment, in coordination with National Electric Code (NEC) standards . Projects are secured by a wildlife-permeable fence, with standard gates for emergency and maintenance vehicles to access. These projects also utilize remote electronic monitoring to gain real-time information regarding electrical output and associated required maintenance.

The following section provides an overview of selected parts of the NES Operations and Maintenance (O&M) Plan:

2.1 Mowing

It is anticipated that mowing will be performed twice annually, with schedules adjusted as needed, to maintain vegetation to 20 inches in height or less between each cutting.

2.2 Herbicide Use

Herbicide is used only where permitted, and generally only used to control growth of invasive weed while sites reach revegetation status.

2.3 Vegetation Maintenance

The Owner (or designated party) shall be responsible for maintaining vegetation within the limits of the fenced-in solar array and associated project screening. Vegetation is replaced in a timely manner when needed due to disease/death, unsuccessful transplanting, or similar occasion.

2.4 Snow Removal

2.4.1 Panels

Snow typically falls off the panels as they shift from east to west on the racking installations.

2.4.2 Access

The Project Operator removes the snow from the access road to the inverter on sites when the snow is more than 4 inches deep. The Project Operator is required to keep the snow clear anywhere the Utility needs to have access. The snow will be plowed, shoveled, or blown and piled to the side of the road on most sites. Tree screening can make it more difficult to move the snow and may create snow walls at times, which will be maintained in a timely manner to avoid safety or other issues.

2.5 Broken Panel Replacement

NES is notified via remote electronic monitoring when system output decreases in a certain area, indicative of a malfunction, and replaces the panels in a timely manner.

2.6 Broken Equipment Replacement

To ensure profitability, NES is incentivized to ensure optimal working order. Broken equipment is replaced on an as-needed basis.

2.7 Electrical and Utility Visits

Electrical and Utility visits are scheduled as needed and in coordination with the utility.

2.8 Access Road Maintenance

The access roadway will typically require little on-going maintenance, owing to its primary and limited use by light-duty vehicles. Repair and maintenance shall be completed as necessary to ensure runoff from the roadways is conveyed as sheet flow to the downgradient stabilized areas.



2.9 Wildlife Management

NES follows recommendations for the use of wildlife-permeable fencing to address the need for site safety and security, while allowing for access and use of the project area by small animals.

Upon construction completion the owner will establish procedures for regular monitoring and the timely release of any trapped wildlife.

**CARIBOU ADMINISTRATION
25 HIGH STREET
CARIBOU, ME. 04736**



MEMO

To: Planning Board Chair and Members
From: Penny Thompson, City Manager
Date: March 14, 2024
Re: Review of Melissa Hartin daycare application

On Wednesday March 13, 2024 Melissa Hartin submitted the attached application.

It is enclosed for your review.



City of Caribou Day Care Application

Planning & Code Enforcement
25 High St.
Caribou, Maine 04736
(207) 493-3324 X 3
pthompson@cariboumaine.org

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

Name of Property Owner: Meissa L. Hartin
Facility Name: Meissa's Daycare
Location of Property (Street Locations): 209 Van Buren Road
City of Caribou Tax Map: 14 Lot: 30-A Zone: R3

Applicant Information

Person and address to which all correspondence regarding this application should be sent to:

Meissa Hartin Day Time Phone: 207.498.0032
209 Van Buren Rd. Night Time Phone: Same
Caribou, ME 04736 E-mail: meissahartin2022@gmail.com

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

Date your State of Maine Day Care License anticipated approval: _____
(Attach a copy of License or DHHS pre-approval checklist)

Has the site been inspected by the Maine Department of Health & Human Services and approved?

☒ Yes ☐ No
(Attach Documentation)

Structure & Site Plan Details

Does the building have a Carbon Monoxide Detector? ☒ Yes ☐ No

Do you have a basement? ☒ Yes ☐ No

Will the basement be accessible to children? ☐ Yes ☒ No

If yes, are there graspable handrails and guardrails on the staircase? ☐ Yes ☐ No

Subsurface Waste Water Disposal System – No person may expand the use of a structure using a private subsurface waste water disposal system until documentation is provided to the municipal officers and a notice of the documentation is recorded in the appropriate agency of deeds that, in the event of a future malfunction of the system, the disposal system can be replaced and enlarged to comply with the rules adopted under

Title 22 M.R.S. § 42, and any municipal ordinances governing subsurface waste water disposal systems, No requirements of these rules and ordinances may be waived for an expanded structure.

Have you provided documentation showing that the current disposal system can be replaced and enlarged? ☐ Yes ☒ No

Plan Review Criteria Checklist

1. ☒ Name and address of the owner of record and applicant (if different).
2. ☒ Name of the proposed facility and location.
3. ☒ A copy of the deed to the property, option to purchase the property, or other documentation to demonstrate right, title, or interest to operate a daycare in the property on the part of the applicant..
4. **Plans to show the following elements for review:**
 - ☒ a. Size, shape, and location of existing and proposed buildings on the site including dimensions of the buildings and setbacks from property lines.
 - ☒ b. 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.
 - ☒ 3. Location of outdoor play areas, fences, exterior lighting, signage and accessory structures.

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

Signature of Applicant:

Melissa Martin

Date:

3/4/24

For Office Use Only

Day Care Application for: _____

Address: _____

Approved by the Code Enforcement Officer

Date: 3/13/24

Signed: 

Conditions of Approval:

COMPLIANCE WITH LOCAL ZONING AND BUILDING ORDINANCES

CHILD CARE PROVIDER:

Name: Meissa Hartin

Address: 209 Van Buren Rd. Caribou, ME 04736

Business Name/DBA: Meissa's Daycare

Number and ages of children served: 6 weeks - 5 yrs.

LOCAL CODE COMPLIANCE CONTACT INFORMATION:

Township or City: Caribou, ME 04736

Zoning or Compliance Officer (or other elected official): Tony Michaud

Date: 3.5.24

The above-named business owner has contacted the appropriate individual with responsibility for assuring compliance with local codes and ordinances.

☒ This child care program is operating in compliance with all established with zoning laws, building, and plumbing, sanitation, electrical and other ordinances of the municipality in which the site is located.

Or

☐ There are no local codes or ordinances for child care facilities in the town/city.

Tony Michaud
Signature of Zoning or Compliance Officer

3/5/24
Date

Tony Michaud
Printed Name

Janet T. Mills
Governor

Jeanne M. Lambrew, Ph.D.
Commissioner



Maine Department of Health and Human Services
Office of Child and Family Services
2 Anthony Avenue
11 State House Station
Augusta, Maine 04333-0011
Tel.: (207) 287-5020
TTY: Dial 711 (Maine Relay); Fax: (207) 287-9304

MEMORANDUM

TO: Applicants for Child Care Licensing

FROM: Children's Licensing and Investigation Services

RE: Local Code Compliance

CC: Maine Municipalities

Many municipalities have instituted new ordinances or are enforcing existing ordinances regarding the operation of child care facilities, nursery schools, or family child care homes. The ordinances are usually in the area of zoning and could have an effect upon the operation of these types of facilities in the community where you reside.

Children's Licensing and Investigation Services requires that you provide documentation, where code compliance is required by local authorities, that the building and grounds you plan to occupy for your child care program are in compliance with zoning laws, building, and plumbing, sanitation, electrical and other ordinances of the municipality in which the site is located.

It is required that providers check with their local municipal office to determine the need for a license, permit, or special exception to operate the type of facility that they may be interested in operating or may already be operating, especially when considering expansion in the number of children served. This will help prevent conflicts between local and state regulations, and will prevent later hardship to you in the event that you are found to be out of compliance with local ordinances.

You may use the attached document to demonstrate your compliance with child care rules by asking your local municipal representative to complete this form, should they not have their own document prepared.

Thank you for your expected cooperation.

License #: 762758

Date: 3/11/2004

Time: 10:30

Capacity: 12

Department of Health and Human Services
Children's Licensing & Investigation Services



Family Child Care Inspection Report

Provider: Melissa Hartin

Phone: 498-0032

Address: 209 Van Buren Rd., Gribben, ME 04736

Other Staff/Contact: _____

INSPECTION RESULTS

☐ No Rule Violation(s) were cited at this inspection

Rule Violation(s) and Supporting Evidence:	Plan of Action:	Due Date:

Provider: Melissa Hartin

Date: 3.11.24

Licensing Specialist: Bey S. (Bethany Gallen)

Date: 3/11/2004

Inspection Type: ☒ New ☐ Renewal ☐ Background Check Releases ☐ Town Permit/Zoning Approval: 5(H)
 Application Date: 2/20/2004 Expiration Date: TBD Last Inspection: N/A
 Capacity Applied for or Approved: 12 Ages of Children: 6, 10, 15 Hours of Operation: 7:30-5:00
 Fire Inspection 2(C)(8)(a)(b) Date Requested: 2/20/2004 Date completed: 3/5/2004 O.K. ☒
 Lead: 14(C)(1) Year Facility Built: _____ ☐ Lead Inspection Required ☐ Lead-Safe
 Water: Section 13 ☐ Municipal ☐ Private Test Date: 8/24/2003 Type: ☐ Annual ☒ 5 year O.K. ☒
☐ Bottled Water: 13(D)(1) ☐ Bottled Water Agreement Posted for Parent Notification: 13(D)(3)
First Draw Lead - 8/24/2003

Met:

- ☒ 2(A)(2)(a-d) License, recent inspection report, relevant notices posted _____
☒ 2(G)(1) Rules available _____
☐ 2(G)(12) The Provider must register for Maine's Quality Rating and Improvement System _____
☐ 5(A)(5)/14(P)(1)(2) Fire drill procedure posted and drills conducted and documented monthly _____
☒ 14(Q)(1)(2) Emergency preparedness plan in place and evacuation drills conducted two times annually _____
☒ 7(F)(3)/14(A)(5) Smoking/illegal drugs/alcohol prohibited _____
☒ 7(F) Providers are over the age of 16 _____
☒ 7(C)(1)/7(C)(2)(a) Appropriate staff/child ratios and capacity Reviewed
☒ 7(D)(1)(a)(i) Providers able to see or hear all children at all times Reviewed
☒ 10 Complies with rights for children _____
☒ 9(A) Positive methods of child guidance observed/described _____
☒ 14(A) General condition and cleanliness of the home, premises, equipment, toys _____
☒ 14(A)(2) Stairs enclosed and/or protected _____
☒ 14(A)(3) Electrical outlets protected _____
☒ 14(A)(4)(15) Medications, toxins, purses and dangerous items inaccessible to children _____
☒ 14(I) Weapons, ammunition stored and locked separately _____

- ☒ 14(A)(6) Strings and cords not accessible to children _____
- ☒ 14(A)(11) Shock absorbing materials for indoor play equipment fall zones _____
- ☒ 14(D) Provider equipped with a working carbon monoxide detector _____
- ☒ 14(E)(1)(2) Indoor temperature maintained (65° - 82°) _____
- ☒ 14(F)(1) Proper lighting _____
- ☒ 14(F)(2) Adequate ventilation _____
- ☒ 14(L)(3)(a)(c) Mats, cots, cribs, beds provided, clean and two feet apart _____
- ☒ 14(M)(1)(2) Toilet facilities: Step stool, paper products or individual cloths available, hot/cold water available, and hot water temperature 120° or below _____
- ☒ 14(N)(2-6) Diapering (including use of cloth diapers): diapering mat cleaned and disinfected, diapers in a separate covered container and diapering area not in food preparation area _____
- ☒ 14(N)(8)(9) Potty chairs emptied immediately and sanitized after use _____
- ☒ 16(H)(1)(5)(6)(7) Kitchen facilities clean _____
- ☐ 16(E)(3)(4) Refrigerator/freezer temperature/thermometers within guidelines _____
- ☒ 16(G)(3) Paper products used once _____
- ☒ 16(A)(1-8) Meals, snacks, and water available and meet requirements _____
- ☒ 12(J)(1-3) Exposure prevention measures to blood and body fluids used _____
- ☒ 12(I)(1-4) Handwashing requirements followed Reviewed _____
- ☒ 14(B)(5) TV, computer or hand held electronics educational and limited to 90 minutes or less daily _____
- ☒ 14(B)(1) Evidence outdoor play time occurs regularly _____
- ☒ 14(H)/14(H)(5) Outdoor play: sufficient space, variety of age appropriate equipment and toys _____
- ☒ 14(H)(3) Properly fitted helmets worn when head injury risks are present _____
- ☒ 14(H)(4)(a-d) Sufficient amount of energy-absorbing materials _____
- ☒ 14(H)(8) Outdoor shade available and sun safety promoted _____
- ☒ 14(H)(1) Outdoor fencing (as applicable) See comments _____
- ☒ 14(O)(1-4) Animals safe/pets vaccinated and no waste present in areas accessible to children _____

☒ 2(G)(2)(c) Telephone available _____

☐ 12(G)) A complete and sanitary first-aid kit and manual available _____

☒ 12(C) Health care consultation _____

☒ 17(A)(B)(C) Licensed driver, transportation training and all vehicle requirements met _____

☒ 17(A) Bureau of Motor Vehicle check completed annually (as applicable) _____

☒ 7(F)(2) Vehicle insurance (as applicable) _____

☒ 5(A)(2)(3) Daily child, provider or staff member attendance kept _____

☐ 2(G)(8)(10) Written policy for handling suspected Child abuse and neglect _____

☐ 6(B) Providers understand mandatory reporting requirement, Child Protective Services # 1-800-452-1999

☐ 6(B)(1) Child Protective Services Report documentation available _____

☐ 2(G)(4)(a-s) Complete Provider handbook _____

☐ 2(G)(7)(a)(i-xv) Complete Staff manual _____

☒ 2(G)(6)(a-d) Confidentiality understood and maintained Review

☒ 5(A)(1) Records retained for at least 3 years _____

☒ 5(D) Child records contain the following: _____

☒ 5(D)(1)(i)/12(A)(1)(a) Immunization record _____

☒ 5(D)(1)(l) Signed authorization to obtain emergency care _____

☒ 5(D)(1)(n) Serious and reportable incidents reported (as applicable) _____

☒ 5(D)(1)(o) Notation of significant changes in children documented _____

☒ 5(D)(1)(p) Information about allergies and health conditions/health plans _____

☒ 5(D)(1)(q) Documentation of medical necessity _____

☒ 5(D)(1)(r) Signed acknowledgement by parent program handbook received/read _____

☒ 5(D)(1)(s) Permission for use of images _____

☒ 5(D)(1)(t) Permission for high risk activity _____

☒ 5(D)(2) Written explanation of missing information _____

Reviewed - with h-v-e
in records

- ☒ 12(H)(3) Medication administration record _____
- ☒ 5(E) Personnel records complete and contain the following: _____
- ☐ 10-148 Ch. 34: 3(A)/3(G)(1)(2), 5(E)(2)(g) Letter of Eligibility _____
- ☐ 7(F)(1) Record of provider and staff member qualifications _____
- ☒ 5(E)(2)(d) Statement signed provider and staff members read and understand rules _____
- ☒ 7(F)(4)(b) Pre-licensing training complete _____
- ☒ 5(E)(3) Documentation of provider orientation and/or ongoing training _____
- ☐ 8(B) Documentation of Professional Development registry _____
- ☒ 5(E)(2)(e) Statement signed by staff member that all policies and procedures have been read _____
- ☐ 7(F)(5)(6) Immunization record for provider and staff member TD ok Neo-15 MMR
- ☐ 7(F)(4)(a) Provider with current First Aid/CPR training present _____
- ☒ 6(A) Changes reported within 24 hours _____
- ☒ 6(E)(1-8) Reporting legal actions within 24 hours (Arrests, Protection From Abuse, Child Abuse/Neglect) _____
- ☐ 19 ☒ N/A Night time care requirements met _____

INFANT/TODDLER CARE ☐ N/A

- ☒ 18(B)(3) Choking hazards not present _____
- ☒ 18(B)(4) Infant's position changed each ½ hour awake _____
- ☒ 18(B)(5) Infants offered supervised tummy time/floor time daily _____
- ☒ 18(B)(6) Use of infant equipment limited to 30 minutes at a time _____
- ☒ 18(C)(6-12) Infants held for bottle feeding and safe feeding practices used _____
- ☒ 18(C)(1)(4) Breast milk and formula must be prepared and stored in accordance with rule. _____
- ☒ 18(C)(3) Formula and Breast milk must be labeled with Child's name and date _____
- ☒ 18(D)(1) Napping and resting: infants on backs _____
- ☒ 14(L)(1) Crib or play yard used for sleeping (under 18 months) and meets Consumer Product Safety Commission Standards _____

- ☒ 14(L)(2) Bassinets meet Consumer Product Safety Commission Standards (up to 5 months only) _____
- ☒ 14(L)(3) No soft or loose bedding in crib or play yard _____
- ☒ 18(D)(4) Swaddling is prohibited _____
- ☒ 18(D)(5) Sleeping infants checked on in person every 30 minutes _____
- ☒ 18(D)(2) Rest time is according to child's age and other needs _____
- ☒ 7(D)(2) There is adequate lighting to allow for visual supervision during rest time _____

SWIMMING/POOLS ☐ N/A

- ☐ Swimming activities offered Water depth: _____ Width at narrowest point: _____
- ☐ 15(A)(1) Procedures for swimming/wading activities are available _____
- ☐ 15(A) Direct supervision (sight and sound) of children _____
- ☐ 15(B)(1-6) Parental Permission to participate in water activities _____
- ☐ 15(D) Approved Basic Water Safety certification/training current _____
- ☐ 15(F)(1)(3)(4) Swimming pool inaccessible when not in use _____
- ☐ 15(F)(2) Hot tub protected _____
- ☐ 15(G)(2)(3) Water activity emergency drills conducted and documented _____
- ☐ 15(I)(1) Safety Checklist completed on days swimming activities occurred _____
- ☐ 15(I)(2) Safety rules posted and reviewed weekly _____
- ☐ 15(K) Non-swimmers clearly identified _____
- ☐ 15(E) Water has sufficient clarity _____

SUMMARY AND COMMENTS

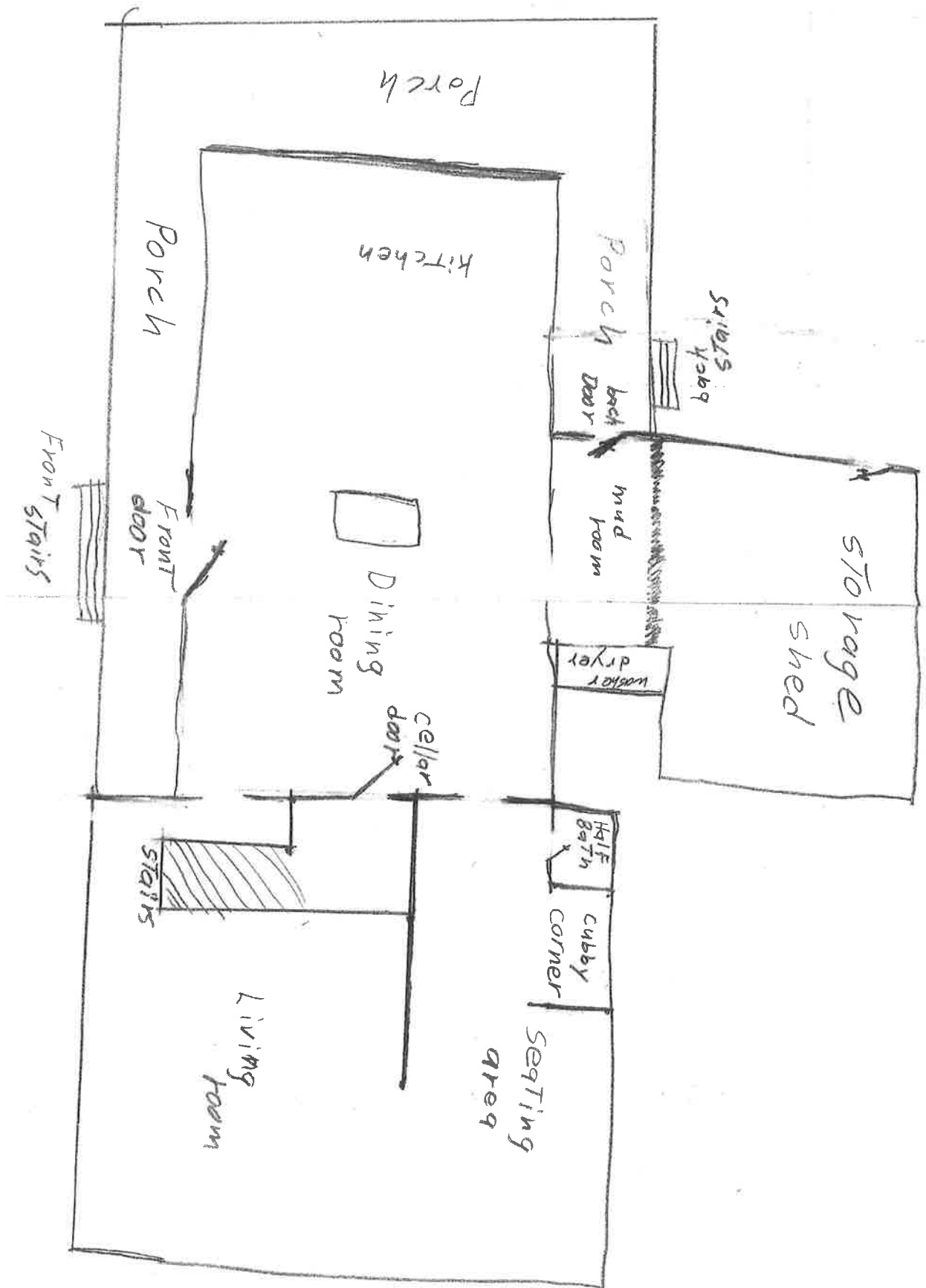
Requirements for licensure:

1. Become member of MBTA
2. Obtain thermometer for refrigerator/freezer.
3. Post fire drill procedures
4. Send parent/staff headbands to C-11 for approval
5. Add to first aid kit: CPR mask, scissors, roller gauze, non-sterile gloves
6. Proof of CPR/FA
7. Proof of immun for MMR
8. Complete emergency plan for HSS yikes booklet

Comments:

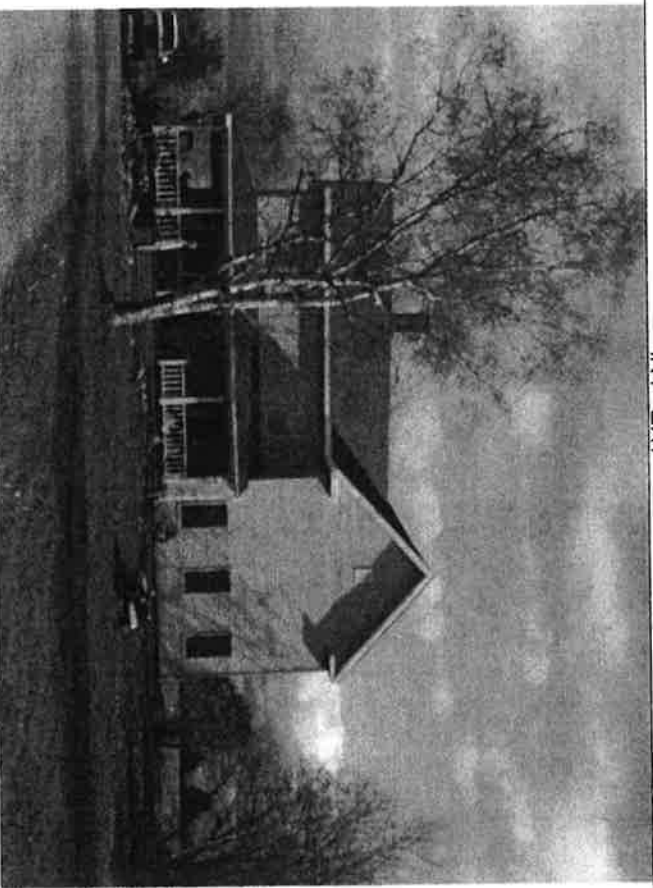
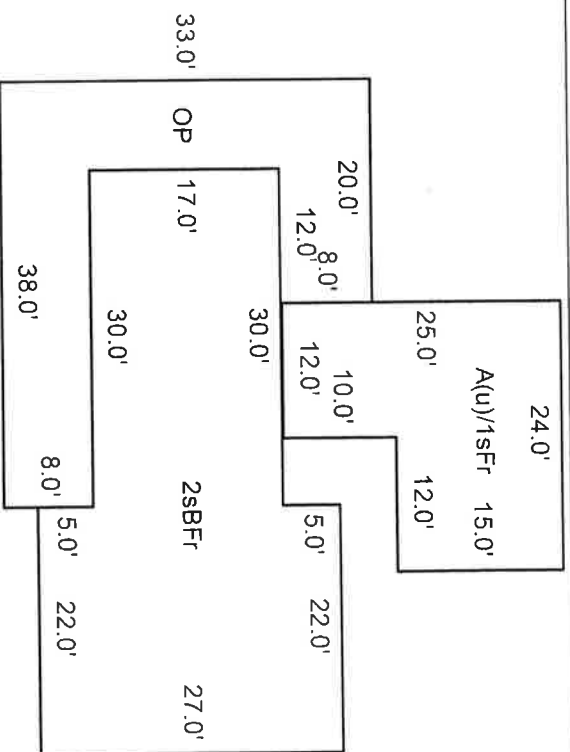
Will use porch for outside play space until a designated play space can be made in Spring. Encouraged to apply for inconsistent.

Reviewed JLC sleep.



2/12/2024

Building Style 1 Conventional 1.Conv. 5.Colonial 9.Condo 2.Ranch 6.Split 10.Log 3.R.Ranch 7.Contemp 11.Other 4.Cape 8.Cottage 12.Gambrel Dwelling Units 1 Other Units 0			SF Brnt Living 0 Fin Brnt Grade 0 0 Heat Type 100% 1 Hot Water 88 1.HWB 5.FWA 9.No Heat 2.HWC 6.GrAWA 10. 3.H Pump 7.Electric 11. 4.Radiant 8.F/Wall 12.			Layout 1 Typical 1.Typical 4. 2.Inadeq 5. 3. 6. 9.		
Stories 2 Two Story 1.1 4.1.5 7.3.50 2.2 5.1.75 8.4 3.3 6.2.5 9.			Cool Type 0% 9 None 1.Refrig 4.W8C Air 7. 2.Evapor 5. 8. 3.H Pump 6. 9.None			Insulation 1 Full 1.Full 4.Minimal 7. 2.Heavy 5.Partial 8. 3.Capped 6. 9.None		
Exterior Walls 2 Vinyl 1.Wood 5.Shingles 9.Other 2.Vinyl 6.Brick 10.Alum 3.Compos. 7.Single 11.Log 4.Asbestos 8.Concrete 12.Stone			Kitchen Style 2 Typical 1.Modern 4.Obsolete 7. 2.Typical 5. 8. 3.Old Type 6. 9.None			Unfinished % 0% Grade & Factor 4 Good 90% 1.E Grade 4.B Grade 7.AAA Grad 2.D Grade 5.A Grade 8.MS Grade 3.C Grade 6.AA Grade 9.Same		
Roof Surface 1 Asphalt Shingles 1.Asphalt 4.Composit 7. 2.State 5.Wood 8. 3.Metal 6.Rolled R 9.			Bath(s) Style 2 Typical Bath(s) 1.Modern 4.Obsolete 7. 2.Old Type 5. 8. 3.Old Type 6. 9.None			SQF (Footprint) 1104 Condition 4 Excellent 1.Poor 8.Avg 7.V G 2.Fair 5.Avg+ 8.Exc 3.Avg- 6.Good 9.Same		
SF Masonry Trim 0 OPEN-3-CUSTOM 0 OPEN-4-CUSTOM 0 Year Remodeled 1910			# Bedrooms 4 # Full Baths 2 # Half Baths 1 # Adn Fixturs 1			Phys. % Good 0% Funct. % Good 100% Functional Code 9 None		
Foundation 3 Brick &/or Stone 1.Concrete 4.Wood 7.ICF 2.C Block 5.Slab 8. 3.Br/Stone 6.Piers 9.			# Fireplaces 0			Econ. % Good 100% Economic Code None 0.None 3.No Power 7. 1.Location 4.Generate 8. 2.Entrcach 9.None 9.		
Basement 4 Full Basement 1.1/4 Bnt 4.Full Bnt 7. 2.1/2 Bnt 5.Crawl Sp 8. 3.3/4 Bnt 6. 9.None			Attic 9 None 1.1/4 Fin 4.Full Fin 7. 2.1/2 Fin 5.F/Shair 8. 3.3/4 Fin 6. 9.None			Entrance Code 5 Estimated 1.Interior 4.Vacant 7. 2.Refusal 5.Estimate 8.Exist R 3.Informed 6.Hanger 9.		
Bmnt Gar # Cars 0 Wet Basement 2 Damp Basement 1.Dry 4.Dit 7. 2.Damp 5. 8. 3.Wet 6. 9.			Information Code 5 Estimate					

[illegible]





541 Main Street, Suite C
Presque Isle, ME 04769
Phone: (207)760-9250 / Fax: (207)760-9252

Mark Hartin and Melissa Hartin
209 Van Buren Road
Caribou, ME 04736

Date: September 26, 2023
Order No.: ME23029459I
Property: 209 Van Buren Road
Caribou, ME 04736

Dear Mark Hartin and Melissa Hartin:

Enclosed please find the properly recorded Warranty Deed from WW Wood Properties, LLC to Mark Hartin and Melissa Hartin dated September 21, 2023 and recorded September 26, 2023 in Book 6493 Page 225, Aroostook County Registry of Deeds.

We at Gateway Title of Maine, a Div of Liberty Title & Escrow Co, LLC would like to thank you for the opportunity to work with you on your Purchase. If you should decide to refinance this property or acquire another piece of real estate, we would be pleased to handle the matter for you.

Call on us at any time.

Sincerely,

Lori Clayton
N. Coordinator Closing
lori.clayton@gatewaytitleme.com

Enclosure(s)

Recording Number: E 2023009099 B 6493 P 225
Recording Date: 09/26/2023 1:21 PM EDT
Southern Aroostook Registry of Deeds

WARRANTY DEED

DLN NO.: _____

WW Wood Properties, LLC, a Maine Limited Liability Company with a mailing address of P.O. Box 358, Holden, Maine 04428, FOR CONSIDERATION PAID, grant to Mark Hartin and Melissa Hartin, with a mailing address of 209 Van Buren Road, Caribou, Maine 04736, with WARRANTY COVENANTS, as Joint Tenants, the following described real property located in the City of Caribou, County of Aroostook, State of Maine, being bounded and described as follows, to wit:

A certain place or parcel of land with the buildings thereon, situate in Caribou, formerly "I" Township, Aroostook County, State of Maine, being a part of Lot 10, bounded and described as follows, to wit:

Beginning at a granite monument at Station 52 + 50, seventy-five (75) feet right of the center line Project F-050-2 (4) U.S. Route #1, Van Buren to Caribou, point of beginning being also eleven hundred forty-four (1144) feet south along the easterly limit of U.S. Route #1 from the intersection of the north line of Lot No. 10 and the easterly limit of the aforementioned road; thence running southerly along the easterly limit of U.S. Route #1, a distance of sixteen (16) feet to a point; thence running S 76° 15' E, a distance of three hundred thirty-five (335) feet to a point; thence turning and running N 4° 45' E a distance of one hundred fifty (150) feet to a point; thence turning and running N 76° 15' W a distance of three hundred thirty-five (335) feet to an iron pin on the easterly limit of the aforementioned road; thence running southerly along the easterly limit of U.S. Route #1, one hundred thirty-four (134) feet to a granite monument, the point of beginning.

Excepting and reserving from the above described premises, the following easements and right-of-way heretofore conveyed by previous owners of said premises:

- 1. Easement for electric transmission line given by Luther J. Hewitt et al to Caribou Water, Light and Power Company dated December 21, 1937 and recorded in the Southern Aroostook Registry of Deeds in Book 463, Page 157.**
- 2. Conveyance to Bangor and Aroostook Railroad by deeds in said registry in Book 174, Page 169 and Book 174, Page 483.**
- 3. Easement from LaPointe to Maine Public Service Company for pole rights recorded in said registry in Book 618, Page 483.**

4. Easement from LaPointe to New England Telephone and Telegraph Company recorded in said registry in Book 728, Page 561.

5. Excepting and reserving portions thereof of rights therein conveyed by Book 704, Page 597; Book 728, Page 561; Book 618, Page 463 and Book 847, Page 399.

6. State of Maine right of way from LaPointe et al recorded in Book 943, Page 31.

7. Easement from LaPointe to Maine Public Service Company being pole line easement dated September 6, 1972 and recorded in Book 1114, Page 648.

Being the same premises conveyed to WW Wood Properties, LLC by Quitclaim Deed of US Bank National Association, et al dated July 14, 2022 and recorded at the Southern Aroostook Registry of Deeds in Book 6381, Page 260.

The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.

Witness my hand and seal this 21st day of September, 2023.


Witness

WW Wood Properties, LLC

BY: 

Wayne Wright
Managing Member

State of Maine
County of Penobscot, ss

September 21, 2023

Personally appeared the above named Wayne Wright and acknowledged the foregoing instrument to be his free act and deed individually and the free act and deed of WW Wood Properties, LLC.

Before me,


Notary Public

Deed (General Warranty) (ME)
LBD1067.doc / Updated: 04.09.20

Page 2

Printed: 09.20.23 @ 12:29 PM by
ME-CT-FLTE-07101.265039-ME230294591

MICHAELA A. TUPPER
Notary Public, State of Maine
My Commission Expires Feb. 21, 2030

**CARIBOU ADMINISTRATION
25 HIGH STREET
CARIBOU, ME. 04736**



MEMO

To: Planning Board Chair and Members
From: Penny Thompson, City Manager
Date: March 14, 2024
Re: LD 2003 Updated Language from NMDC

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

Some of the questions to discuss are:

Does the Planning Board have opinions about the ## square feet or ___% of the principal structure (whichever is greater)? (see definitions)

Does there need to be an owner-occupied dwelling unit on the parcel?

Suggested Action

Please review and provide feedback.

If the Planning Board is ready to have Jay Kamm and Kristen Henry from NMDC attend a meeting to discuss next steps, staff can reach out.

Definitions

1. **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 or 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 unit 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.

**CARIBOU ADMINISTRATION
25 HIGH STREET
CARIBOU, ME. 04736**



MEMO

To: Planning Board Chair and Members
From: Penny Thompson, City Manager
Date: March 14, 2024
Re: March 7 workshop on the riverfront uses Land Use Table

On March 7, 2024 the Planning Board held a work session to review the riverfront uses on the land use table. The land use table with the updates follows for your review.

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

Use	Zones														
	R-1	R-2	R-3	MU-1	C-1	C-2	I-1	H-1	A-1	RF-1	RF-2	RF-3	RF-4	RF-5	RF-6
Composting - Personal Use*	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Conference/Convention/Event Center	N	N	C	C	C	C	N	C	C	N	N	N	N	C	C
Confined Animal Feeding Operation	N	N	C	N	N	N	C	N	N	N	N	N	N	C	C
Congregate Housing	N	C	C	C	N	N	N	C	N	N	C	C	C	C	C
Construction Business*	C	C	C	C	P	P	P	N	N	N	C	C	C	C	C
Construction Trailer (temporary)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Convenience Store	N	C	C	C	P	P	P	N	N	C	C	C	C	C	C
Correction/Detention Facility	N	N	C	C	C	C	C	N	N	N	N	N	N	N	N
Data Center/Processing Facility	N	N	C	C	P	P	P	C	N	N	N	N	N	N	C
Day Care Facility - Adult*	C	C	C	C	P	P	N	P	N	N	C	C	C	C	C
Day Care Facility - Center	N	N	C	C	P	P	N	C	N	N	N	N	N	N	C
Day Care Facility - Family*	C	C	C	C	N	N	N	N	N	N	C	C	C	C	C
Day Care Facility - Group*	C	C	C	C	N	N	N	N	N	N	C	C	C	C	C
Demolition/Waste Disposal Facility	N	N	C	N	N	N	C	N	N	N	N	N	N	N	N
Drive-Up Facility	N	N	C	C	P	P	P	P	N	N	C	N	N	N	C
Dumpster - Roll off	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Dwelling - Accessory	C	C	C	C	C	C	C	N	N	N	N	N	N	N	C
Dwelling - Apartment	C	P	P	P	P	P	N	N	N	C	C	C	C	C	C
Dwelling - Condominium/Townhome	C	P	P	P	P	P	N	N	N	C	C	C	C	C	C
Dwelling - Mobile Home	N	N	P	N	N	N	N	N	N	N	N	N	N	N	C
Dwelling - Modular Home	P	P	P	P	N	N	N	N	N	N	N	C	C	N	C
Dwelling - Multi-Family	N	P	P	C	C	C	N	N	C	C	C	C	C	C	C
Dwelling - Single-Family	P	P	P	P	N	N	N	N	N	N	N	C	C	N	C
Dwelling - Tiny Home	C	C	C	C	N	N	N	N	N	N	N	C	C	N	C
Dwelling - Two Family Duplex	C	C	P	C	N	C	N	N	N	N	N	C	C	N	C
Farm Market	N	N	P	P	P	P	P	N	N	C	C	C	C	C	C
Farm Stand*	P	P	P	P	P	P	P	P	N	P	P	P	P	P	P
Farm	N	N	P	N	N	N	N	N	N	N	N	N	N	P	P
Fire, Ambulance or Police Station	N	N	C	C	C	C	C	N	C	N	N	N	N	C	C
Firewood Processing - Commercial Use	N	N	P	C	N	N	P	N	N	N	N	N	N	C	C
Flea Market	N	N	C	C	C	C	C	N	N	N	C	C	C	C	C
Funeral Home	N	N	C	C	C	C	C	N	N	N	N	N	N	C	C
General Store or Grocery Store	N	N	C	C	C	C	N	N	N	C	C	C	C	C	C
Golf Course	N	N	C	C	N	N	N	N	N	N	N	N	N	N	N
Government Facility	N	C	C	C	C	C	C	C	C	N	N	N	N	N	N
Group Home*	C	C	C	C	C	C	N	C	N	N	N	N	N	C	C
Health Care Facility - Large	N	N	C	C	C	p	p	P	N	C	C	C	C	C	C
Health Care Facility - Residential	C	C	C	C	C	C	N	C	N	C	C	C	C	C	C
Health Care Facility - Small	C	C	C	C	C	C	N	P	N	C	C	C	C	C	C
Hotel	N	N	C	C	C	P	N	C	N	C	C	C	C	C	C
Industrial Park or Development	N	N	C	N	N	N	P	N	C	N	N	N	N	N	C
Inn	N	C	C	C	C	C	N	N	N	C	C	C	C	C	C
Junkyard	N	N	C	N	N	N	C	N	N	N	N	N	N	N	N
Kennel - Boarding*	N	N	C	N	N	N	C	N	N	N	N	N	N	N	C
Kennel - Breeding*	N	N	C	N	N	N	C	N	N	N	N	N	N	N	C
Laundry or Dry Cleaning (onsite or offsite)	N	N	C	C	P	P	P	N	N	N	N	N	N	N	C
Library /Museum*	N	N	C	C	P	P	N	C	C	C	C	C	C	C	C

Use	Zones														
	R-1	R-2	R-3	MU-1	C-1	C-2	I-1	H-1	A-1	RF-1	RF-2	RF-3	RF-4	RF-5	RF-6
Livestock and Poultry - Commercial Use	N	N	C	N	N	N	N	N	N	N	N	N	N	N	C
Livestock and Poultry - Personal Use	N	N	P	N	N	N	N	N	N	N	N	N	N	N	P
Manufacturing - Heavy	N	N	C	N	N	N	P	N	N	N	N	N	N	N	C
Manufacturing - Light	N	N	C	C	C	C	P	N	C	N	N	N	N	N	C
Marijuana - Registered Cultivation Facility	N	N	C	N	N	N	C	N	N	N	N	N	N	N	C
Marijuana - Registered Manufacturing Facility	N	N	N	N	N	N	C	N	N	N	N	N	N	N	N
Marijuana - Registered Nonprofit Dispensary	N	N	N	N	C	C	C	C	N	N	N	N	N	N	N
Microbrewery	N	N	C	C	P	P	P	N	N	C	C	C	C	C	C
Mineral Exploration/Extraction	N	N	C	N	N	N	C	N	N	N	N	N	N	C	C
Mineral Storage	N	N	C	C	N	N	C	N	C	N	N	N	N	C	C
Mobile Food Vendor	C	C	C	C	P	P	P	P	P	C	C	C	C	C	C
Mobile Home Park	N	N	C	N	N	N	N	N	N	N	N	N	N	N	N
Motel	N	N	C	C	N	C	N	C	C	C	C	C	C	C	C
Newspaper or Printing Plant	N	N	C	C	C	C	P	N	N	N	N	N	N	N	N
Park / Playground	C	C	C	C	C	C	N	C	C	C	C	C	C	C	C
Personal Service Business*	C	C	C	C	P	P	N	N	N	C	C	C	C	C	C
Pet Grooming*	C	C	C	C	P	P	N	N	N	C	C	C	C	C	C
Pharmacy	N	N	C	C	P	P	N	P	N	C	C	C	C	C	C
Professional (Business) Offices*	C	C	C	C	P	P	C	C	C	C	C	C	C	C	C
Public Parking Facility - Enclosed	N	N	N	C	P	P	P	P	P	C	C	C	C	C	C
Public Parking Facility - Open	N	N	C	C	P	P	P	P	P	C	C	C	C	C	C
Public Utility	C	C	C	C	C	C	P	C	C	C	C	C	C	C	C
Quarry	N	N	C	N	N	N	C	N	N	N	N	N	N	N	C
Racetrack - Indoor	N	N	C	C	P	P	P	N	N	N	N	N	N	N	C
Racetrack - Outdoor	N	N	C	N	N	N	C	N	N	N	N	N	N	C	C
Recreation - Commercial	N	N	C	C	P	P	P	N	C	C	C	C	C	C	C
Recreation - Mechanized	N	N	C	C	C	C	C	N	N	C	C	C	C	C	C
Recycling Center - Large	N	N	C	N	P	P	P	N	N	N	N	N	N	N	N
Recycling Center - Small	N	N	C	C	P	P	P	N	N	N	N	N	N	N	C
Recycling Collection Point	N	N	C	C	P	P	P	N	N	N	N	N	N	N	C
Religious Center	C	C	C	C	C	C	C	N	N	C	C	C	C	C	C
Research, Testing and Development Laboratory	N	N	C	C	C	C	C	C	C	C	C	C	C	C	C
Restaurant	N	N	C	C	P	P	C	P	P	C	C	C	C	C	C
Retail Business with Outdoor Sales or Service	N	N	C	C	C	P	P	N	N	C	C	C	C	C	C
Retail Business	N	N	C	C	P	P	P	P	P	C	C	C	C	C	C
Retreat Center	N	N	C	C	P	P	N	C	N	C	C	C	C	C	C
Rubbish Hauler	N	N	C	C	N	N	P	N	N	N	N	N	N	N	C
Sawmill - Commercial Use	N	N	C	N	N	N	P	N	N	N	N	N	N	N	N
Sawmill - Private Use*	N	N	P	N	N	N	P	N	N	N	N	N	N	N	C
School - Public or Private	C	C	C	C	C	C	N	C	C	C	C	C	C	C	C
Self-Service Storage Facility	N	N	C	C	N	C	P	N	C	N	N	N	N	N	N
Septage Spreading and/or Storage	N	N	C	N	N	N	C	N	N	N	N	N	N	N	N
Shopping Center	N	N	C	C	C	C	N	N	N	N	N	N	N	N	C
Sidewalk Vendor	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Sludge Spreading and/or Storage	N	N	C	N	N	N	N	N	N	N	N	N	N	N	N
Solar Array - Commercial Use	N	N	C	N	N	C	P	P	P	N	N	N	N	N	C
Soup Kitchen	N	N	C	C	P	P	N	N	N	N	N	N	N	N	N

Use	Zones														
	R-1	R-2	R-3	MU-1	C-1	C-2	I-1	H-1	A-1	RF-1	RF-2	RF-3	RF-4	RF-5	RF-6
Sporting Camp - Commercial Use	N	N	C	N	N	N	N	N	N	C	C	C	C	C	C
Stable - Commercial Use	N	N	C	C	N	N	N	N	N	N	N	N	N	N	C
Swimming Pool - Commercial/Public	N	N	C	C	N	C	N	N	N	C	C	C	C	C	C
Tattoo/Piercing Studio*	C	C	C	C	P	P	N	N	N	C	C	C	C	C	C
Telecommunications Facility - Commercial	C	C	C	C	C	C	P	C	C	C	C	C	C	C	C
Telecommunications Tower/Dish - Commercial	N	N	C	N	C	C	C	C	N	N	N	N	N	N	N
Theater - Live Performance/Movie	N	N	C	C	C	C	N	N	N	C	C	C	C	C	C
Tradesman Shop*	C	C	C	C	P	P	P	N	C	C	C	C	C	C	C
Trucking/Distribution Terminal	N	N	C	N	N	N	C	N	N	N	N	N	N	N	N
Veterinary Hospital or Clinic	N	N	C	C	P	P	N	C	N	C	C	C	C	C	C
Warehouse Storage - Commercial Use	N	N	C	C	N	N	P	N	C	N	N	N	N	N	C
Wind Power Tower - Commercial Use	N	N	C	N	N	N	C	N	N	N	N	N	N	N	N
Structure Accessory to Permitted Use	P	P	P	C	P	P	P	P	P	C	C	C	C	C	C
Temporary Non-Conforming Structure or Use	P	P	P	C	P	P	P	P	P	C	C	C	C	C	C
Use Similar to Permitted Use	P	P	P	C	P	P	P	P	P	C	C	C	C	C	C
Use Similar to Conditional Use	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
* - indicates suitable use for Home Occupation															
C - Conditional: Requires Planning Board Review/Approval															
P - Permitted: Requires CEO Review/Approval															
N - Not Permitted															
R-1 Residential District.															
The R-1 District encompasses most of the older residential neighborhoods and is located within convenient reach of business facilities. The District is expected to contain most of higher density single-family type dwellings likely to be needed by the community. Certain additional uses which meet the requirements of this Ordinance may be permitted which will contribute to balanced neighborhoods and enhance the attractiveness of the community.															
R-2 Residential District.															
The R-2 District encompasses most of the older residential neighborhoods and is located within convenient reach of business facilities. The R-2 District is expected to contain most of the multi-family or apartment type dwellings likely to be needed by the community. However, in harmony with the established neighborhoods, predominant land use will probably continue to be single-family residence. As in the R-1 District, certain additional uses which meet the requirements of this Ordinance may be permitted, which contribute to balanced neighborhoods and enhance the attractiveness of the community.															
R-3 Residential District.															
The R-3 District encompasses most of the area outside the urban center and is intended for the kinds of uses which have traditionally predominated in rural New England; forestry and farming, farm residence, and a scattering of varied uses not inconsistent with a generally open, non-intensive pattern of land use. The minimum lot size requirement is high in order to prevent over-development where public sewers are not feasible and where a full range of urban services can not be provided economically.															
MU-1 Mixed Use District.															
The MU-1 District encompasses areas that transition between residential and commercial purposes. In this district, both residential and limited commercial uses are permitted. Most all non-residential uses require review from Planning Board and public hearing.															
C-1 Commercial District.															
The C-1 District is intended primarily for commercial uses to which the public requires easy and frequent access. Centrally located and at the center of the existing downtown business district, the C-1 District is intended to encourage the concentration of commercial development to the mutual advantage of customers and merchants.															
C-2 Commercial District.															
The C-2 District is intended primarily for commercial uses to which the public requires free and easy access and to provide for a wider range of associated activities in the business community than in the "C-1" District.															

Use	Zones														
	R-1	R-2	R-3	MU-1	C-1	C-2	I-1	H-1	A-1	RF-1	RF-2	RF-3	RF-4	RF-5	RF-6
I-1 Industrial District. The 1-1 District is to provide land which is conveniently located to transportation and municipal services and where other conditions are favorable to the development of industry and which at the same time is so located as to prevent undesirable conflict with residential and business uses.															
H-1 Hospital District. The H-1 District is intended primarily for health use or uses compatible with a hospital or health-related purpose. Located in the proximity of the Cary Medical Center, the H-1 District is intended to encourage the concentration of medically related development for efficient land use.															
A-1 Airport District. Located in the proximity of the Caribou Munciple Airport, the A-1 District is intended to encourage the concentration of aviation-related developments and manage appropriate uses of areas surrounding the Airport.															
RF-1 Riverfront Development District. Obtain descirption from CRRC															
RF-2 Riverfront Development District. Obtain descirption from CRRC															
RF-3 Riverfront Development District. Obtain descirption from CRRC															
RF-4 Riverfront Development District. Obtain descirption from CRRC															
RF-5 Riverfront Development District. Obtain descirption from CRRC															
RF-6 Riverfront Development District. Obtain descirption from CRRC															

Riverfront Development District Proposed Zoning Definitions

RF-1 Riverfront Parks and Open Space District.

Areas appropriate for active transportation and recreation compatible with shoreland and conservation applications and enhance the attractiveness of the neighborhood in the Riverfront Development District.

RF-2 Riverfront Commercial District.

Primarily for Commercial uses to which public require free and easy access centrally located to encourage a concentration of commercial activity to the mutual advantage of the customers and merchants compatible with the Shorefront Development District.

RF-3 Riverfront Residential District 1

Low density single-family dwelling residential development located within convenient reach of business facilities and commercial districts intended to take advantage of the smaller lot sizes available with appropriate road frontage compatible with the Shorefront Development District and to enhance the attractiveness of the neighborhood.

RF-4 Riverfront Residential District 2

High density residential development located within convenient reach of business facilities and commercial districts containing older and historic single-family and multi-family dwellings in the Shorefront Development District intending to retain and enhance the attractiveness of the neighborhood.

RF-5 Riverfront Rural Recreational District

Areas appropriate for active transportation and recreation compatible with shoreland and conservation applications with enhanced access to the Aroostook River and natural areas in the Riverfront Development District.

RF-6 Riverfront Rural Residential District.

Areas outside of the urban center of the city suitable for low density single and multi-family dwelling residential development with mix of agricultural and commercial with larger lot sizes compatible with the Shorefront Development District and to enhance the attractiveness of the neighborhood.

**CARIBOU ADMINISTRATION
25 HIGH STREET
CARIBOU, ME. 04736**



MEMO

To: Planning Board Chair and Members
From: Penny Thompson, City Manager
Date: March 14, 2024
Re: Review of Housing Symposium

On February 22, 2024 the Caribou Development Committee held a Caribou Housing Symposium.

We will review some of the takeaways from the symposium.

Caribou Housing Symposium
February 22, 2024, 6:00 - 8:00 p.m.

Purpose:

The Caribou Development Committee and Planning Board have identified housing as a priority issue for the city. Tonight is an opportunity to engage with the community in a conversation about four specific topics related to the housing challenges Caribou faces. These topics were selected to identify the who, what, where, and how to bring more housing options to the City and support the working mission of the Caribou Development Committee "to grow the Caribou tax base to maintain existing infrastructure."

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 - We will spend approximately 20 minutes on each of the following (subject to change depending on interest and time).

Community Discussion:

- 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.)

Community Brainstorming Activities:

- 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 and what features or access are important to successful projects, ie. utility connections, proximity to service areas... etc.

7:50 - 8:00 - Regroup and share.

8:00 - Adjourn, Thank You!

Group Agreements for Public Conversation

- **Everyone is encouraged to participate.** It is always OK to "pass" when you are asked to share a comment.
- **When you speak, state your name.**
- **This is a public discussion, not a debate.**
- **No one should dominate a discussion.** If you have already voiced your ideas, let others have an opportunity.
- **One person speaks at a time. Refrain from side conversations.**
- **Listen to and respect other points of view.**
- **Be as objective and fair-minded as you can be.**

- **Seek first to understand, not to be understood.** Ask questions to seek clarification when you don't understand the meaning of someone's comments.

For tonight's discussion, some definitions are provided below.

Affordable/Workforce Housing - Means a decent, safe, and sanitary dwelling, apartment, or other living accommodation for a household whose income does not exceed 120% of the median income for the 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.

Maine LD 2003 - "An Act To Implement the Recommendations of the Commission To Increase Housing Opportunities in Maine by Studying Zoning and Land Use Restrictions," generally referred to by its legislative tracking name of LD 2003, was signed into law by Governor Mills on April 27, 2022. This law is designed to remove unnecessary regulatory barriers to housing production in Maine while preserving the local ability to create land use plans and protect sensitive environmental resources. LD 2003 is based on the recommendations of the legislative commission named in the title, though not all those recommendations are included in the enacted legislation.

Municipal Affordable Housing Tax Increment Finance District (TIF) - "Affordable housing development district" or "district" means a specified area within the corporate limits of a municipality that has been designated as provided under sections 5247 and 5250 to be developed under an affordable housing development program and financed under section 5250-A.

Pocket neighborhoods - Clustered groups of neighboring houses or apartments gathered around a shared open space — a garden courtyard, a pedestrian street, a series of joined backyards, or a reclaimed alley — all of which have a clear sense of territory and shared stewardship. They can be in urban, suburban, or rural areas. These are settings where nearby neighbors can easily know one another, where empty nesters and single householders with far-flung families can find friendship or a helping hand nearby, and where children can have shirttail aunts and uncles just beyond their front gate. From <https://pocket-neighborhoods.net/>

Tax increment - The real property taxes assessed by a municipality, more than any state, county, or special district tax, upon the increased assessed value of property in the affordable housing development district. PL 2003, c. 426, §1

Affordable, Attainable, and Available Housing

Optional Anonymous Survey - Please leave it at the check-in table.

1. How important do you think it is to have the following in Caribou?

	Extremely Important	Very Important	Somewhat Important	Not Very Important	Not at All Important
Well maintained homes and properties					
Affordable housing options - such as adult communities, assisted living facilities and residences with shared services and spaces- for adults of varying income levels					
Affordable housing specifically for older adults					
Affordable housing specifically for families					
Safe, well-maintained workforce housing.					

2. Do you believe that the current development in Caribou is meeting the needs of our City?

Yes No Unsure

3. Should the City invest (time/staff resources/monetary resources) to deliberately attract more affordable housing?

Yes No Unsure

4. What are your priority areas for introducing more housing diversity to Caribou? (Choose 3)

- a. Affordable single-family homes
- b. Affordable apartments
- c. Affordable multi-family homes
- d. Affordable senior housing
- e. Workforce housing
- f. Accessory Dwelling Units (ADU)

g. Other:

5. Please provide any other thoughts on housing in Caribou:

**CARIBOU ADMINISTRATION
25 HIGH STREET
CARIBOU, ME. 04736**



MEMO

To: Planning Board Chair and Members
From: Penny Thompson, City Manager
Date: March 14, 2024
Re: Staff Report

Blighted Properties

Update: Brownfields, CERCLA, and NBRC grants

2024 Municipal Budget – Code Enforcement Staff

Riverfront Redevelopment Committee meeting 3/19

Coming Soon:

