



# CITY OF CARIBOU

Code Enforcement Office  
25 High Street  
Caribou, Maine 04736

Phone: (207) 493 - 3324, option 3  
Fax: (207) 498 - 3954

May 10, 2024

The City of Caribou has received the following:

A Site Design Review Application for a 2-family residence for Troy Pelletier, 20 Limestone Street, Map 11 Lot 24.

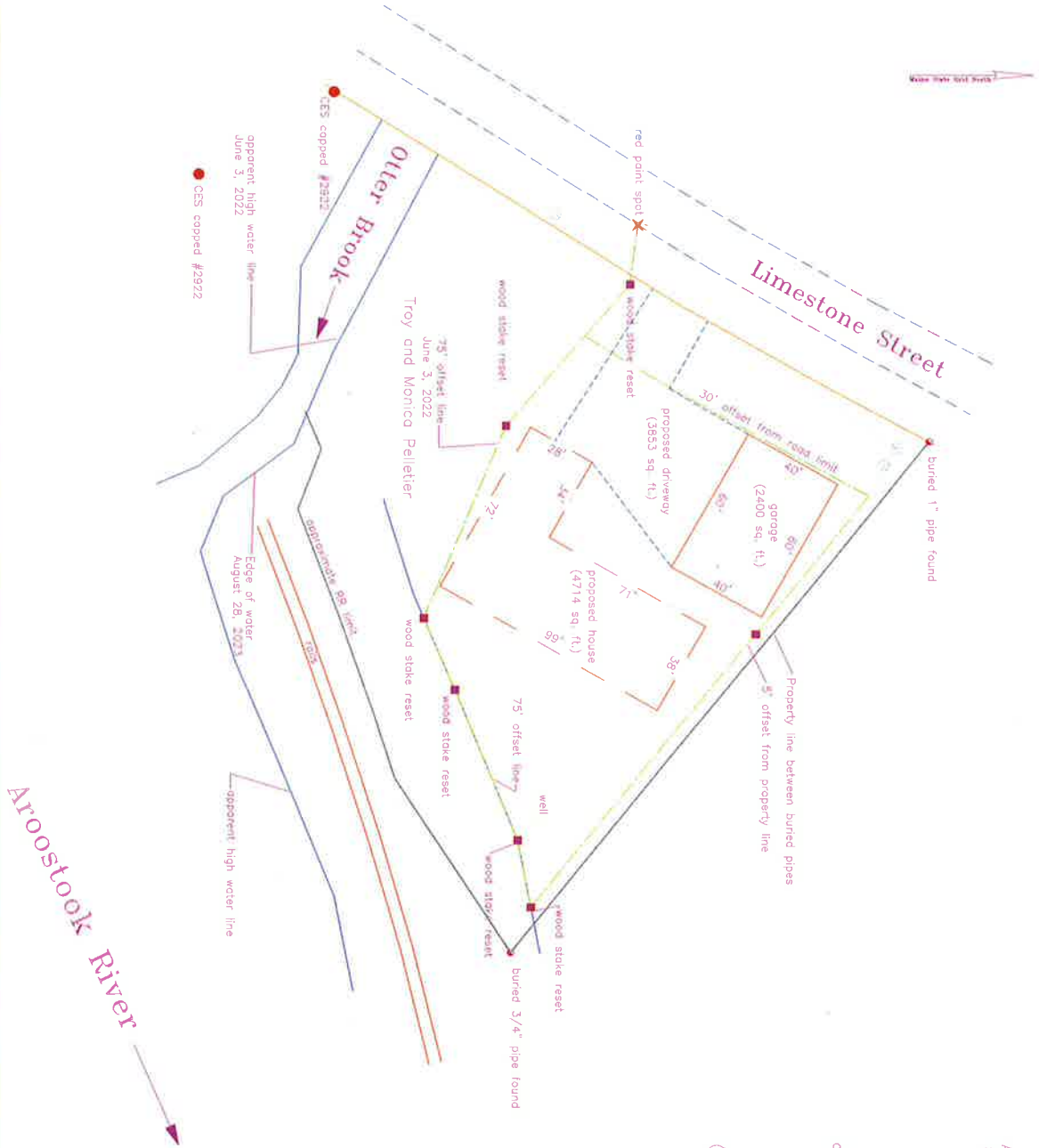
You are receiving this letter because you own a property within 500 feet of any portion of this location.

The Planning Board will hold a public hearing on these applications on Thursday May 23, 2024, at 6:00 pm in the City Council Chambers, 25 High Street, in Caribou. Interested parties are invited to attend the public hearing. Comments may also be submitted in writing until 4:00 pm on the day of the meeting by dropping off or mailing them to Penny Thompson, City Manager, 25 High St, Caribou, ME 04736 or sending them via email to [citymanager@cariboumaine.org](mailto:citymanager@cariboumaine.org).

If you need more information before the meeting please contact Penny Thompson, City Manager, at 493-5961 or via email at [citymanager@cariboumaine.org](mailto:citymanager@cariboumaine.org).

Warm Regards,

Penny Thompson  
City Manager & Interim Code Enforcement Officer



Work Sketch showing the 75 foot offsets from the apparent high water line of Otter Brook and the Aroostook River, as located on June 3, 2022, and the 5 foot offset from the adjoining property line and 30 foot offset from the southeasterly line of Limestone Street

Property of Troy and Monica Pelletier at 20 Limestone Street in Caribou, Maine

Revised August 28, 2023 to show the edge of Otter Brook after it had been altered by Maine Department of Transportation in 2022 and wooden stakes reset on offset lines that were removed during the work on Otter Brook

Revised April 25, 2024 to show the location of proposed house and creo of the existing garage, proposed house and proposed driveway

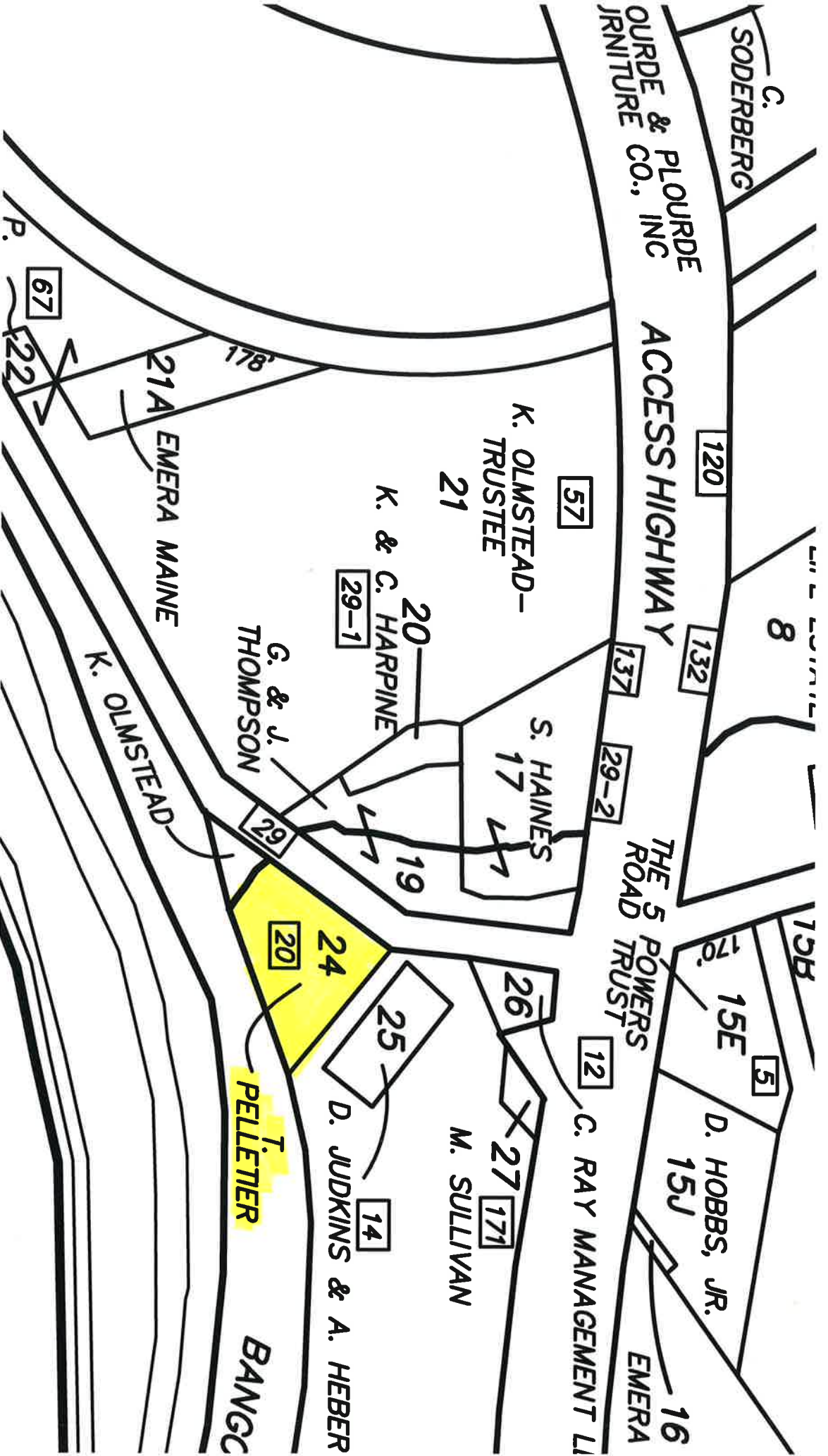
(Total area of proposed house, proposed driveway and existing garage = 10,967 sq.ft)

As Prepared by  
 Blackstone Land Surveying, P.A.  
 7 Hatch Drive, Suite 260  
 Caribou, Maine  
 1" = 20'  
 Job 8213

Note: I was not asked nor have I done a complete boundary survey of this property. I have identified two iron pipes that I found along the northerly property line that I believe to be original monuments. I located the section of existing railroad track and did my best to draw the limit lines as defined by the BARR track plan. I also located the edge of existing pavement and the edge of Otter Brook so that I could calculate and mark the proper offset lines from the stream and the road. I have since been asked to show the location of a proposed house and driveway and to provide the square footage of those along with the square footage of the existing garage.

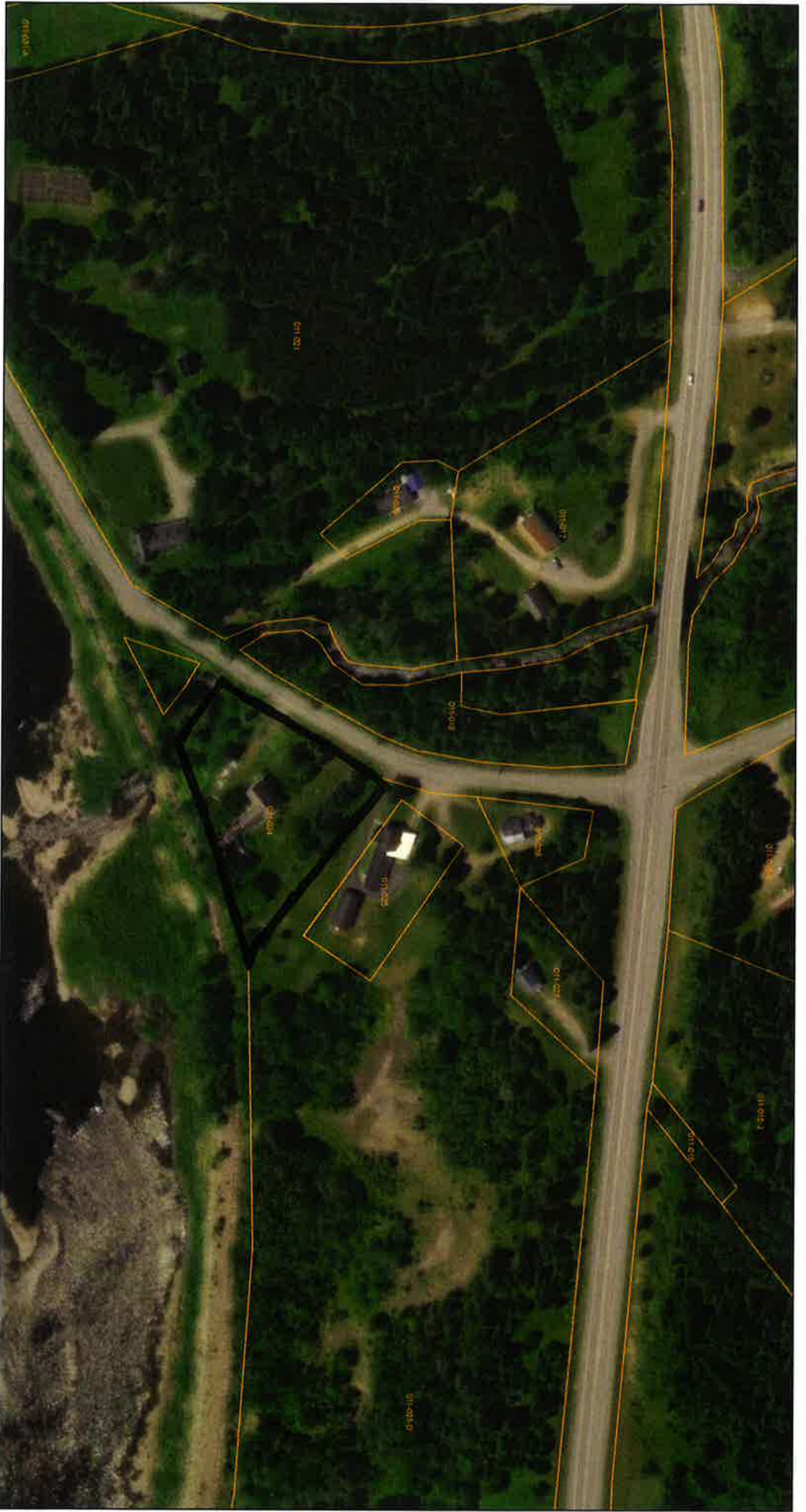
Dale R. Blackstone, P.L.S. #1219

Subject property = Map 11 lot 24, 20 Limestone Street  
(highlighted below)



Part of municipal Map # 11  
from 2022

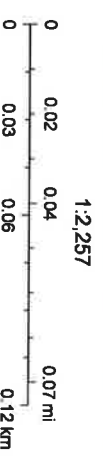
# Maine Geoparcels Map



5/10/2024, 11:29:16 AM

Maine Parcels Organized Towns

Subject property = Map11 Lot 24  
(outlined above)  
ADLime Stone Street



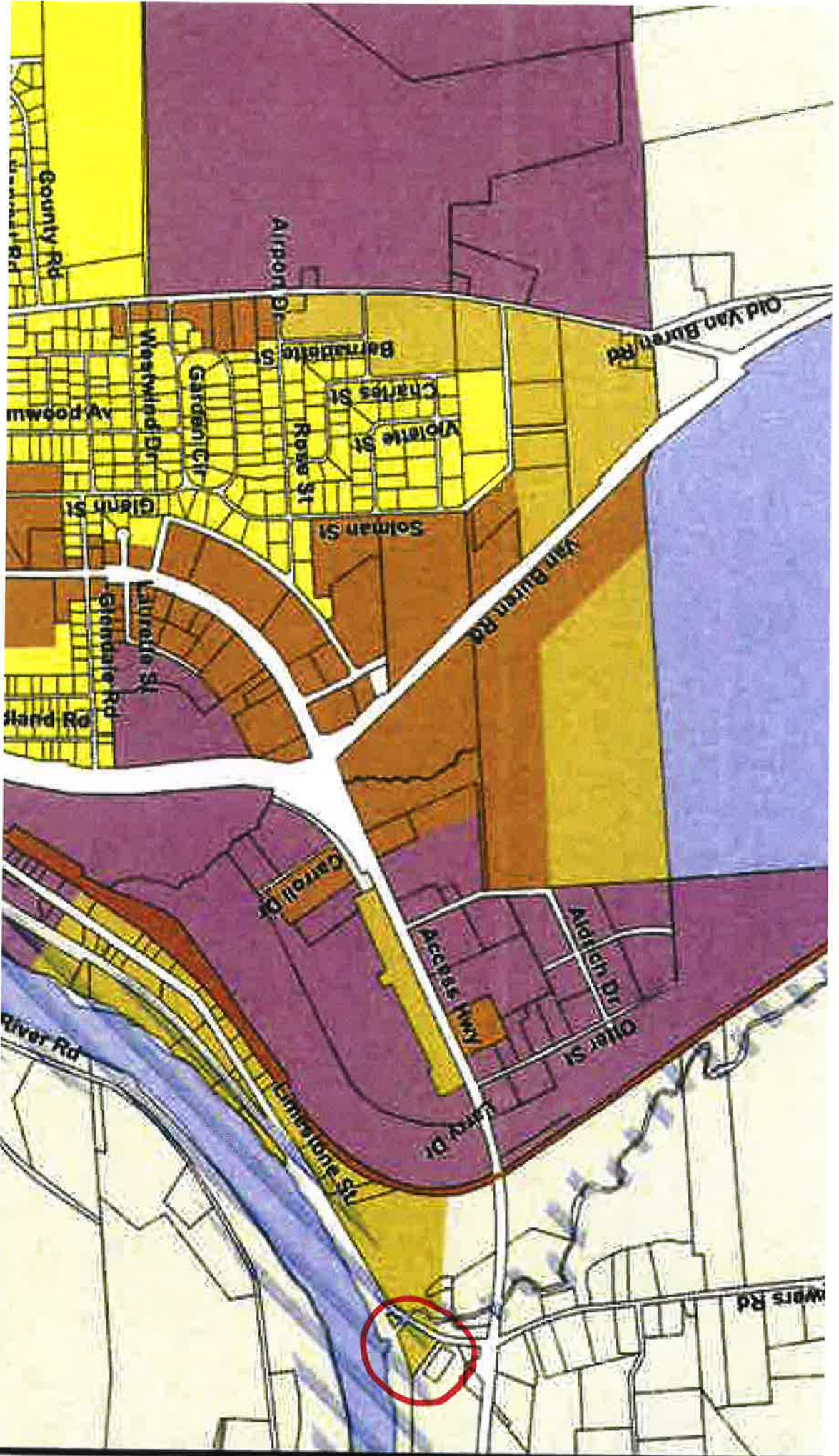
Maxar, Microsoft

**Caribou Land Use Table**

**Zoning District**

Principal Land Use Activity	R-1	R-2	RC-2	R-3	C-1	C-2	I-1	I-2	H-1
Abatoir	NO	NO	NO	PB	NO	NO	PB	PB	NO
Agricultural Product Storage	NO	NO	PB	CEO/YES	NO	NO	PB	PB	NO
Agricultural Product Processing	NO	NO	NO	PB	NO	NO	PB	PB	NO
Agriculture - Personal Use	CEO/YES	CEO/YES	CEO/YES	CEO/YES	NO	PB	PB	PB	NO
Agriculture - Commercial	NO	NO	PB	CEO/YES	NO	NO	NO	NO	NO
Airport	NO	NO	NO	PB	NO	NO	PB	PB	NO
Antique Sales	NO	NO	CEO/YES	CEO/YES	CEO/YES	CEO/YES	YES	YES	NO
Art Gallery or Crafts Studio	NO	NO	CEO/YES	PB	CEO/YES	CEO/YES	YES	CEO/YES	NO
Assembly and Packaging Facility	NO	NO	NO	NO	NO	NO	YES	YES	NO
Auction Barn	NO	NO	CEO/YES	CEO/YES	CEO/YES	CEO/YES	YES	YES	NO
Automobile (Vehicle) Body Shop	NO	NO	PB	PB	NO	PB	CEO/YES	CEO/YES	NO
Automobile (Vehicle) Car Wash	NO	NO	PB	PB	CEO/YES	CEO/YES	CEO/YES	CEO/YES	NO
Automobile (Vehicle) Graveyard	NO	NO	NO	PB	NO	NO	PB	PB	NO
Automobile (Vehicle) Repair	NO	NO	PB	PB	CEO/YES	CEO/YES	CEO/YES	CEO/YES	NO
Automobile (Vehicle) Sales	NO	NO	CEO/YES	PB	CEO/YES	CEO/YES	YES	YES	NO
Automobile (Vehicle) Service Station	NO	NO	CEO/YES	PB	NO	YES	CEO/YES	YES	NO
Automobile (Vehicle) Commercial Storage - Indoors	NO	NO	PB	NO	CEO/YES	CEO/YES	YES	YES	NO
Bank or Financial Service	NO	NO	PB	NO	CEO/YES	CEO/YES	YES	YES	NO
Bed and Breakfast	PB	CEO/YES	CEO/YES	CEO/YES	CEO/YES	CEO/YES	NO	NO	NO
Boarding House	NO	PB	PB	CEO/YES	PB	PB	NO	NO	NO
Building Materials - Storage and Sale	NO	NO	CEO/YES	PB	CEO/YES	CEO/YES	YES	CEO/YES	NO
Bulk Grain Storage	NO	NO	CEO/YES	CEO/YES	NO	NO	PB	PB	NO
Bulk Oil and/or Gas Terminal	NO	NO	PB	PB	NO	NO	PB	PB	NO
Business, Medical or Professional Office	NO	NO	CEO/YES	CEO/YES	CEO/YES	CEO/YES	YES	YES	CEO/YES
Campground or RV Park	NO	NO	PB	PB	NO	NO	NO	NO	NO
Cemetery	NO	NO	PB	PB	NO	NO	NO	NO	NO
Church, Synagogue and/or Parish House	PB	PB	PB	PB	PB	PB	PB	PB	NO
Commercial Greenhouse or Garden Center	NO	NO	CEO/YES	CEO/YES	CEO/YES	CEO/YES	YES	CEO/YES	NO
Commercial Recreation, Amusement	NO	NO	CEO/YES	PB	CEO/YES	CEO/YES	YES	YES	NO
Commercial Recreation, Outdoor	NO	NO	PB	PB	NO	PB	PB	PB	NO
Community Center	NO	NO	CEO/YES	CEO/YES	CEO/YES	CEO/YES	CEO/YES	CEO/YES	NO
Condominiums	PB	PB	PB	NO	NO	NO	NO	NO	NO
Confined Animal Feeding Operation	NO	NO	NO	PB	NO	NO	NO	NO	NO
Congregate Housing	NO	PB	PB	PB	NO	NO	NO	NO	PB
Day Care/Night Care	PB	PB	CEO/YES	PB	CEO/YES	CEO/YES	NO	NO	CEO/YES
Demolition Waste Disposal	NO	NO	NO	PB	NO	NO	PB	PB	NO
Dwelling, Single-Family	CEO/YES	CEO/YES	CEO/YES	CEO/YES	NO	NO	NO	NO	NO
Dwelling, Two Family Housing	PB	PB	CEO/YES	CEO/YES	NO	PB	NO	NO	NO
Dwelling, Multi-Family	NO	CEO/YES	PB	YES	PB	PB	NO	NO	NO
Dwelling, Third Story Apartment	NO	PB	PB	PB	PB	PB	NO	NO	NO
Fire, Ambulance or Police Station	NO	NO	PB	NO	PB	PB	PB	PB	NO
Firewood Processing, Commercial	NO	NO	PB	PB	NO	NO	CEO/YES	CEO/YES	NO
Funeral Home	PB	PB	CEO/YES	PB	CEO/YES	CEO/YES	CEO/YES	CEO/YES	NO

Subject property = Map 11 map 24, 20 Limestone Street  
(circled below)



Section of the City of Caribou official zoning map