

From: [Ellen Angel](#)
To: [Penny Thompson](#)
Subject: FW: Former Birdseye property Caribou
Date: Thursday, May 4, 2023 3:50:14 PM

Did you want us to provide secondary access to the site, beyond what we planned for the "basement" level of the police station??

From: Shelly Lizotte <rlizotte@artifexae.com>
Sent: Thursday, May 4, 2023 12:14 PM
To: Ellen Angel <eangel@artifexae.com>
Subject: RE: Former Birdseye property Caribou

Just based on the rough measurement from our plan, we have shown that lower-level access at about 150' from the Rte 1 intersection so I think we would be fine there.

Access from the site to Route 1 does not seem possible even if Dot would have allowed it, mainly due to the change in elevation.

If the city is adamant about providing another access / exit from the police station parking, there may be a way to bring the grade down behind the parking such that a new drive can meet into the lower-level access. The retaining wall would have to extend around the parking, until it is shallow enough to meet the grades. It could potentially connect to a future access around where we showed a future fire station. I'll sketch what I was thinking on the plan so you can see it.

Make sense?

Rayshelly Lizotte PE, LEED AP
Principal, Civil Engineer



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From: Ellen Angel <eangel@artifexae.com>
Sent: Thursday, May 4, 2023 8:13 AM
To: Shelly Lizotte <rlizotte@artifexae.com>
Subject: Fwd: Former Birdseye property Caribou

Thoughts??

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From: Penny Thompson <pthompson@cariboumaine.org>
Sent: Thursday, May 4, 2023 8:07:48 AM
To: Ellen Angel <eangel@artifexae.com>
Cc: Mike Gahagan <michael.gahagan@cariboumaine.org>; Karen Gorman <kgorman@cariboumaine.org>
Subject: FW: Former Birdseye property Caribou

Good morning –

Here is some clarification from DOT on the access to the Birdseye parcel.

Penny

From: Demerchant, Raymond <Raymond.Demerchant@maine.gov>
Sent: Wednesday, May 3, 2023 10:05 AM
To: Penny Thompson <pthompson@cariboumaine.org>
Cc: Bubar, Brent <Brent.Bubar@maine.gov>; Watson, Robert (DOT) <Robert.Watson@maine.gov>
Subject: RE: Former Birdseye property Caribou

Hi Penny,

I've looked at our right-of-way maps and provided some answers to your questions. Please let me know if you have additional questions.

#1 - It appears that the only current access to the property is from Birdseye Ave. A former access near the signalized intersection was discontinued. A new curb cut on Fort St. is possible. It would need to be located a minimum of 125' from the signalized intersection based on the MaineDOT Driveway and Entrance Rules. Elevation and grade may make it difficult to construct an entrance on Fort St. That area of Fort St. is within the compact urban limits so authorization of a curb cut would come from the City.

#2 - An exit onto Rte. 1 is not possible since that area of Rte. 1 is controlled access.

I've attached right-of-way maps for Fort St. and Rte. 1

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From: Penny Thompson <pthompson@cariboumaine.org>
Sent: Tuesday, May 2, 2023 2:19 PM
To: Demerchant, Raymond <Raymond.Demerchant@maine.gov>
Subject: Former Birdseye property Caribou

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Good afternoon –

As we start to think about redevelopment at the former Birdseye site in Caribou, I have a couple of questions and I thought I might start with your office.

Question 1 – As we design a new police facility that will be going into the Northeast corner of the property, I have been told that there is an access off Fort Street into the property (not just the turn onto Birdseye Avenue) that is nearer the stop light. I can't see evidence of that on the map. If there is not currently an established curb cut in the area, would it be difficult to obtain one? This would be for only for police vehicles. Knowing the answer to this is critical to the overall design of the new police facility.

Question 2 – Would it be possible to create an exit onto Route 1 for **police and other emergency vehicles only** to be able to exit **southbound only** from the area? No vehicle entry from Route 1, just a way for police vehicles to quickly exit southbound.

The full map of the lot is attached and a section is shown here.



Any assistance you can provide would be appreciated.

Penny Thompson

City Manager

City of Caribou Maine

(207) 493 - 5961 (direct line)

pthompson@cariboumaine.org

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