



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 September 11, 2025, 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, September 11, 2025, 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	<u>PAGES</u>
II.	Acceptance of Minutes	
	a. June 19, 2025 Caribou Planning Board Workshop	02
	b. July 24, 2025 Caribou Planning Board Workshop	03
	c. August 14, 2025 Caribou Planning Board	04-05
III.	Public Hearings & Possible Action	
	a. Irving Farms Site Design Review – Solar	06-38
IV.	Unfinished Business	
	a. Cannabis Ordinance Review	39-37
V.	New Business	
VI.	City Council Liaison Report	
VII.	Staff Report	
VIII.	Adjournment	

Caribou Planning Board Workshop

Thursday June 19, 2025, at 6:00 p.m.

The Caribou Planning Board held a workshop on Thursday June 19,2025. The meeting was called to order at 6:04 pm. Roll call: Amanda Jandreau Chair, Frank McElwain Vice-Chair, Dave Corriveau, Staff: Penny Thompson, Karen Gorman were present in person and Council Liaison Dan Bagley was present via zoom

Absent: Steve Wentworth and Eric Hitchcock.

There was no disclosure of conflicts on interest at this time.

New Business- Discussion

Introduction of Ordinance 3: Medical Cannabis Dispensary Ordinance at the Monday June 16,2025 City Council Meeting and what will need to be updated in the Caribou City Codes and Ordinance: A discussion was had among members regarding looking at Chapter13 section 39 and land use table. The discussion of Chapter 7 regarding licenses and that all needs to align. There is no action taken at this time due to waiting for direction of the City Council.

Adjournment: Motion to adjourn the meeting at 7:13 PM.

Caribou Planning Board Workshop

Thursday July 24, 2025, at 6:00 p.m.

The Caribou Planning Board held a workshop on Thursday July 24, 2025. The meeting was called to order at 6:00 pm. Roll call: Amanda Jandreau Chair, Frank McElwain Vice-Chair, Dave Corriveau, Steve Wentworth and Eric Hitchcock, Steve Wentworth and Eric Hitchcock, and Council Liaison Dan Bagley, and Staff: Penny Thompson were present in person.

There was no disclosure of conflicts of interest at this time.

New Business- Discussion

Introduction of Ordinance 3: Medical Cannabis Dispensary Ordinance at the Monday June 16, 2025 City Council Meeting and what will need to be updated in the Caribou City Codes and Ordinance: A discussion was had among members regarding looking at Chapter 13 section 39 and land use table. The discussion of Chapter 7 regarding licenses and that all needs to align.

There is no action taken at this time due to waiting for direction of the City Council.

Adjournment: Motion to adjourn the meeting at 6:45 PM.

Caribou Planning Board Regular Meeting Minutes

Thursday August 14, 2025, at 6:00 p.m.

The Caribou Planning Board held a regular meeting on Thursday August 14, 2025. The meeting was called to order at 6:02 pm by Frank McElwain. Roll call: Frank McElwain Vice-Chair, Dave Corriveau, Steven Wentworth, Eric Hitchcock, Council Liaison: Dan Bagley and Staff: Penny Thompson.

There was no disclosure of conflicts of interest at this time.

Unfinished Business

- a. Regarding the resignation of Chair Amanda Jandreau, Dave Corriveau had a Planning Board candidate, but the person was discouraged by the actions of the City Council. Frank McElwain shared that Amanda was an asset to the Planning Board and would be missed.
- b. Ordinances 1, 2 & 3 statuses: Approved at July City Council meeting.
- c. There were some questions.

New Business

- a. Irving Farms Site Design Review-Solar:
 - Blackstone Land Surveying 7C
 - Map 7d (full)
 - Setbacks
 - # 3 owners within 500 ft
 - Letters will need to be sent out from Fire, PD and Public works
 - Any landscaping buffers- this should be revisited for future.
 - The discussion regarding lights and signs if none then state.

Motion by Dave Corriveau to send to public hearing; seconded by Steve Wentworth, vote was unanimous.

City Council Liaison Report:

The discussion regarding the ordinances 3 opposition. A question was brought up by Dave Corriveau “what is value of planning board when the city council does not respect?”

Staff report :

Dave Corriveau asked if the Public Works do a bigger stop sign?

The discussion of abandoned house ordinance, maybe invigorates/incentivize owners to seller or maintain it.

Dave Corriveau brought up fees to fund land bank.

Adjournment

Meeting was adjourned by Eric Hitchcock and seconded by Steven Wentworth the vote was unanimous, and meeting ended at 6:55pm

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



MEMO

To: Planning Board Chair and Members
From: Penny Thompson, City Manager
Date: September 11, 2025
Re: Site Design Review Application for Irving Farms Solar Installation

The City of Caribou has received a Site Design Review Application to subdivide a structure at 17 Buck Road on Map 5 Lot 10-D in the RC-2 Zone.

The documents for this application are included in this packet.

Preliminary approval was given at the August meeting and a Public Hearing was scheduled for tonight.

Suggested Action

Please open the Public Hearing.

Obtain feedback from members of the Planning Board.

Solicit any questions or comments from the public.

When you have heard from everyone, please close the public hearing.

The Planning Board will then conduct the final Plan Review Criterion.

If all criteria are met, please make a motion to approve, or approve with conditions, the Site Design Review Application submitted by Irving Farms at 12 Bowles Road, Tax Map 5 Lot 10-D, in the RC-2 zone.

Second. Discussion. Vote.



CITY OF CARIBOU

Code Enforcement Office
25 High Street
Caribou, Maine 04736

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

August 28, 2025

The City of Caribou has received the following:

A Site Design Review Application for: a renewable energy solar farm, 17 Buck Road, Map 5 Lot 10-D, in the RC-2 zone. The Caribou Planning Board gave preliminary approval for the project at the August 14, 2025, Planning Board meeting. The next step is a public hearing which will be held at the next Planning Board meeting.

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 September 11, 2025, 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.

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

Warm Regards,

Penny Thompson

Penny Thompson
City Manager & Interim Code Enforcement Officer

Public Hearing Notice

Caribou Planning Board

The Caribou Planning Board will hold a Public Hearing on Thursday September 11, 2025, at 6:00 pm at the Caribou Municipal Building, 25 High Street Caribou in the Caribou City Council Chambers.

The public hearing is for a Site Design Review Application for:

A renewable energy solar farm, 17 Buck Road, Map 5 Lot 10-D, in the RC-2 zone

Information will be posted on the City of Caribou website at:

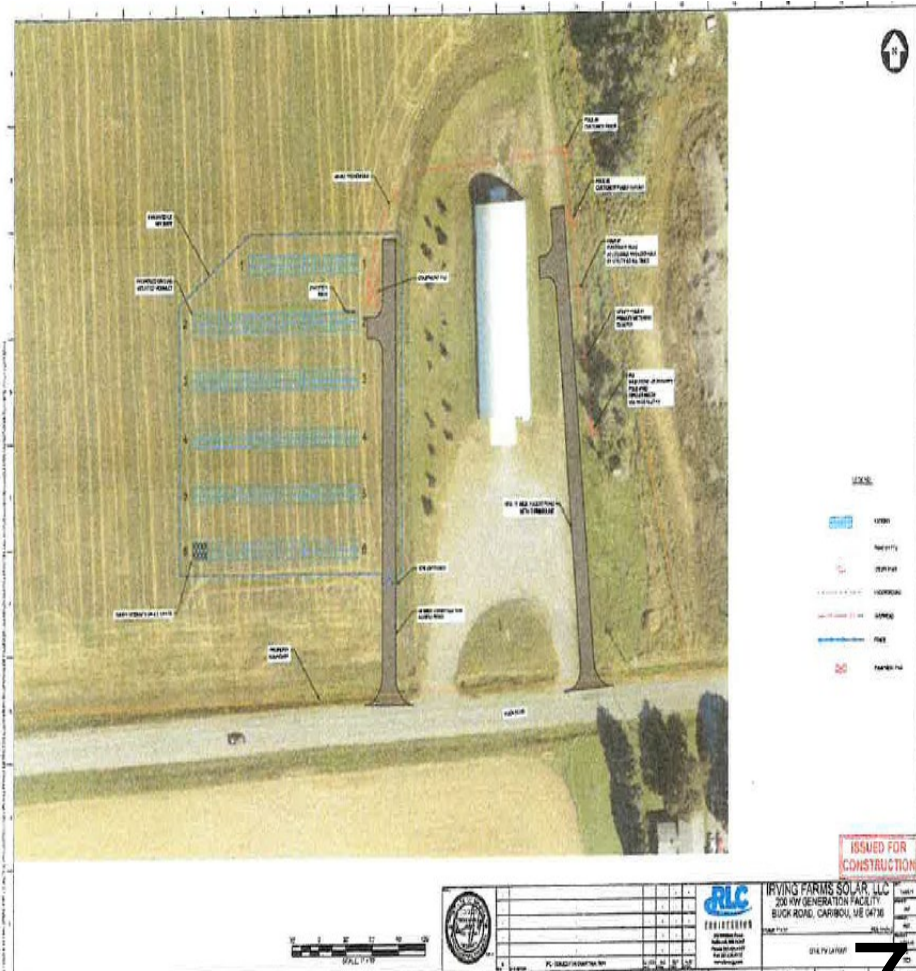
www.cariboumaine.org/government/planning-board/

All persons wishing to make comments or ask questions about the proposal are invited to attend this Public Hearing. Comments may be submitted in writing to: Penny Thompson, Caribou City Manager at 25 High Street Caribou Maine 04736 or by email to pthompson@cariboumaine.org at any time prior to the Public Hearing. TDD/TTY users may call 711. If you are physically unable to access any of the City's programs or services, please call City Clerk Danielle Brissette at (207) 493-5976 so that accommodations can be made.

Interested individuals are encouraged to attend.



City of Caribou Maine



ISSUED FOR CONSTRUCTION

7

Caribou
10:40 AM

Real Estate
Account List by Map/Lot (005-004-f - 005-004-f)

08/29/2025
Page 1

Account Card	Name / Address	Location	Map/Lot
00267 001 ✓	COUNTRY HOST INN, INC. C/O SCOTT LEFLEUR 41 LYNN DRIVE	19 MAIN STREET	005-004-F

Caribou
10:41 AM

Real Estate
Account List by Map/Lot (005-006 - 005-006)

08/29/2025
Page 1

Account Card	Name / Address	Location	Map/Lot
00271 001 ✓	FROST, LELAND - LIFE ESTATE 96 MAIN STREET CARIBOU ME 04736 USA	96 MAIN STREET	005-006

Caribou
10:42 AM

Real Estate
Account List by Map/Lot (005-020 - 005-020-z)

08/29/2025
Page 1

Account Card	Name / Address	Location	Map/Lot
00293 001	CYR, MICHAEL L 907 PRESQUE ISLE ROAD CARIBOU ME 04736	907 PRESQUE ISLE ROAD	005-020
00294 001	GORENCE, RICHARD B GORENCE, PAULA A 10 BUCK ROAD CARIBOU ME 04736	10 BUCK ROAD	005-020-A
00301 001	DAIGLE OIL COMPANY P.O. BOX 328 FORT KENT ME 04743	917 PRESQUE ISLE ROAD	005-024-A

Caribou
10:39 AM

Real Estate
Account List by Map/Lot (005-009 - 005-011)

08/29/2025
Page 1

Account Card	Name / Address	Location	Map/Lot
00272 001 ✓	HUSTON, KELLEY MORNEAU, NANCY N. 8 MAIN STREET CARIBOU ME 04736	8 MAIN STREET	005-009
00273 001 ✓	IRVING FARMS P.O. BOX 667 CARIBOU ME 04736 0667	PRESQUE ISLE ROAD	005-010
00276 001 ✓	NORTHERN MAINE BREWING COMPANY, P.O. BOX 275 CARIBOU ME 04736	22 MAIN STREET	005-010-C
00278 001 ✓	COUNTY AG AND TURF SUPPLY INC 7 DOW SIDING ROAD CARIBOU ME 04736	PRESQUE ISLE ROAD	005-011

Account Card	Name / Address	Location	Map/Lot
05135 001	ENGIE DISTRIBUTED RENEWABLES 1360 POST OAK BLVD, STE 400 HOUSTON TX 77056	DOW SIDING ROAD	005-012



Site Design Application

Planning & Code Enforcement
City of Caribou
25 High St.
Caribou, Maine 04736

(207) 493 – 3324 option 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 plus \$10.00 per 2000 square feet of total gross floor area for commercial, industrial or other non residential applications.

Please print or type all information

Name of Property Owner / Developer: Irving Farms Inc.
Development Name: Irving Farms
Location of Property (Street Locations): 17 Buck Road, Caribou, ME 04736
City of Caribou Tax Map: 5 Lot: 10-D Zone: RC-2

Site Design Review Application – City of Caribou, Maine

Site Design approval will not be considered complete until the Planning Board has determined it has all of the necessary information to review the proposal and render a decision. You are advised to meet with the Code Enforcement Officer prior to completing the application as it may not be necessary to comply with all of the items shown on the form. The review of your application shall consist of at least (2) two presentations to the Planning Board and possibly additional presentations until all required information has been provided. A "Performance Bond" may be required prior to approval of this project.

Applicant Information

Please provide a brief description of this project.

Renewable energy solar farm

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

Jeff Irving

Phone: 207-492-0600

PO Box 667

Caribou, ME 04736

E-mail: jeff@irvingspuds.com

If applicant is a corporation, check if licensed in Maine (☒) Yes (☐) No
(Attach copy of Secretary of State Registration)

Name of Land Surveyor, Engineer, Architect or other Design Professionals. (attach list if needed)

RLC Engineering

Phone: 207-621-1077

Blackstone Land Surveying

Phone: 498-3321

What legal interest does the applicant have in property to be developed (ownership, owners representative, option, purchase & sales contract, etc?)

Ownership

(Attach supportive legal documentation)

General Information

Aroostook County Registry Deeds: Book # 4612 Page # 143 (attach copy of deed)

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

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: 29 Total area or acreage to be developed: 1.8

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

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

Indicate any restrictive covenants to be placed in the deed -- (Please attach list)

Does the applicant propose to dedicate any recreation area, or common lands? ☐ Yes ☒ No

Recreation area(s) Estimated Area & Description: n/a

Common land(s) Estimated Area & Description: n/a

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: ☐ n/a

Sewerage Disposal: Private SSWD: ☐ Public Sewer: ☐ n/a

Estimated sewerage disposal gallons per day: (_____/day) n/a

Does the building require plan 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? n/a ☐ Yes ☐ No

Does the building have an automatic sprinkler system? n/a ☐ Yes ☐ No

Does the building have an automatic fire detection system? n/a ☐ Yes ☐ No

Will the development require a hydrant or dry hydrant fire pond? ☐ Yes ☒ No

Concept Plan Review Criterion

The Planning Board shall review applications first as a Concept Plan. Concept Plan Review is intended to insure the proposed plan is in conformance with the Caribou Comprehensive Plan and all City Ordinances. The completed application and concept plans shall be delivered to the Code Enforcement Office no less than 21 days prior to the first day of the next month. The

Chairman of the Planning Board shall determine the schedule and agenda of the next meeting when the application and plans will receive Concept Plan Review. At a minimum, Concept Plan applications shall include the following:

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, 24" X 36" & 10 complete sets of plans, 11" X 17"
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 which 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.

Final Site Design Plan Requirements

Following approval of the Concept Plan Review, the Planning Board may by majority vote schedule the Site Design Application for Final Plan Review. Final Plan Review must be at least 30 days following Concept Plan Approval. If additional information is required by the Planning Board following the Concept Plan Review, a complete set of revised plans shall be provided for final review and approval. If additional information or a change of information is required, the revised plans shall be delivered to the Code Enforcement Office at least 21 days prior to the next scheduled meeting.

Final Site Design Plan Review shall require three (3) 24" X 36" sets of plans for Board Signatures.

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

During the Final Site Design Review the Chairman or designee shall determine that all of the elements of review 7-a., through 7-n. above have been addressed. The chair may then call for a motion.

If the Final Plan is approved by the Planning Board, no work may commence for a period of 30 days following the date of approval.

Final Site Design Plans shall provide an area designated for all seven Planning Board members signatures.

Applicant Signature:

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

Signature of Applicant: _____ Date: _____

Final Site Design Review Criteria by Planning Board

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	_____	_____	_____
	<u>Yes</u>	<u>No</u>	<u>N/A</u>
E. Pedestrian Circulation	_____	_____	_____
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.	General Requirements	(Pg. 859)	_____	_____
Z.	Phosphorus Export	_____	_____	_____

**City of Caribou, Maine
Planning Board**

Site Design Review for: _____

Address: _____

On _____ (date) the members of the Caribou Planning Board met to consider the application for Site Design Review on the property referenced above.

The application was: **Denied** / **Approved** / **Approved with conditions**

Approved by the Caribou Planning Board

Signed: _____ Chairman of the Planning Board

Date: ____ / ____ / ____

Conditions of Approval:

IRVING FARMS SOLAR, LLC
304.2 KW DC / 200 KW AC

IFC - ISSUED FOR CONSTRUCTION

BUCK ROAD
CARIBOU, ME 04736

APRIL 01, 2025
RLC PROJECT NUMBER: 22765-05



STATE OF MAINE
NTS



VICINITY MAP
NTS



DRAWING INDEX

SHEET #	SHEET NAME	REV	DATE
0000	0000	1	04/01/25
0001	0001	1	04/01/25
0002	0002	1	04/01/25
0003	0003	1	04/01/25
0004	0004	1	04/01/25
0005	0005	1	04/01/25
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0080	0080	1	04/01/25
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0096	0096	1	04/01/25
0097	0097	1	04/01/25
0098	0098	1	04/01/25
0099	0099	1	04/01/25
0100	0100	1	04/01/25



RLC Engineering, PLLC
267 Whitten Road
Hallowell, ME 04347
207.621.1077 (p)
207.621.1177 (f)
www.rlc-eng.com

Irving Farms Solar, LLC
P.O. Box 667
Caribou, ME 04736



ISSUED FOR
CONSTRUCTION

[illegible]

THE ELECTRICAL CONTRACTOR IN RESPONSIBILITY FOR INSTALLING ALL EQUIPMENT AND FOLLOWING ALL DIRECTIONS AND INSTRUCTIONS DESCRIBED IN THE DRAWINGS SHALL:

1. BE A LICENSED ELECTRICAL CONTRACTOR IN THE STATE OF CALIFORNIA.
2. THE ELECTRICAL CONTRACTOR SHALL ACCEPTED THAT ALL COMPONENTS SHALL BE APPROVED AND SHALL BE SUBJECT TO INSPECTION BY THE CITY OF SAN JOSE.
3. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF SAN JOSE.
4. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE CITY OF SAN JOSE.
5. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE CITY OF SAN JOSE.
6. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE CITY OF SAN JOSE.
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9. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE CITY OF SAN JOSE.
10. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE CITY OF SAN JOSE.

- [illegible]

5. THE DEVELOPER OR A DESIGNER REPRESENTATIVE SHALL SUBMIT FORMS FOR ALL ELECTRICAL CONTRACTORS SUPPORTED EQUIPMENT PRIOR TO INSTALLATION.

6. INSURE CRACKS OR DEFECTS DURING INSPECTIONS SHALL BE REPAIRED IMMEDIATELY IF POSSIBLE. IF A SPACE SAVER IS USED THE BRACKS AND RATCHED BOLTS BE SUBMITTED TO THE APPROVED BY THE DEVELOPER OR A DESIGNER REPRESENTATIVE PRIOR TO INSTALLATION.

- [illegible]

- [illegible]

- [illegible]

1. Insert in the module installation manual, for preparation, packaging, shipping and installation.
2. The modules may be shipped with more than one module per box, depending on an agreement.
3. Every lot of a module is identified.
4. It is the user's responsibility to keep a record of the modules and to be able to identify them.

THE FOLLOWING INFORMATION IS UNCLASSIFIED AND IS BEING RELEASED TO THE PUBLIC BY THE NATIONAL ARCHIVES AND RECORDS ADMINISTRATION. IT IS THE PROPERTY OF THE NATIONAL ARCHIVES AND RECORDS ADMINISTRATION AND IS LOANED TO YOUR AGENCY. IT AND ITS CONTENTS ARE NOT TO BE DISTRIBUTED OUTSIDE YOUR AGENCY.

- 1) CONTRACTOR SHALL PROVIDE TESTING SUPPORT FOR AND ASSIST THE DEVELOPER OF REQUIRED TESTS RELATIVE TO CONSTRUCTION AND POST-CONSTRUCTION PERIODS BUT NOT LIMITED TO: WATER CONTENT, MAX. DRY DENSITY, ETC.

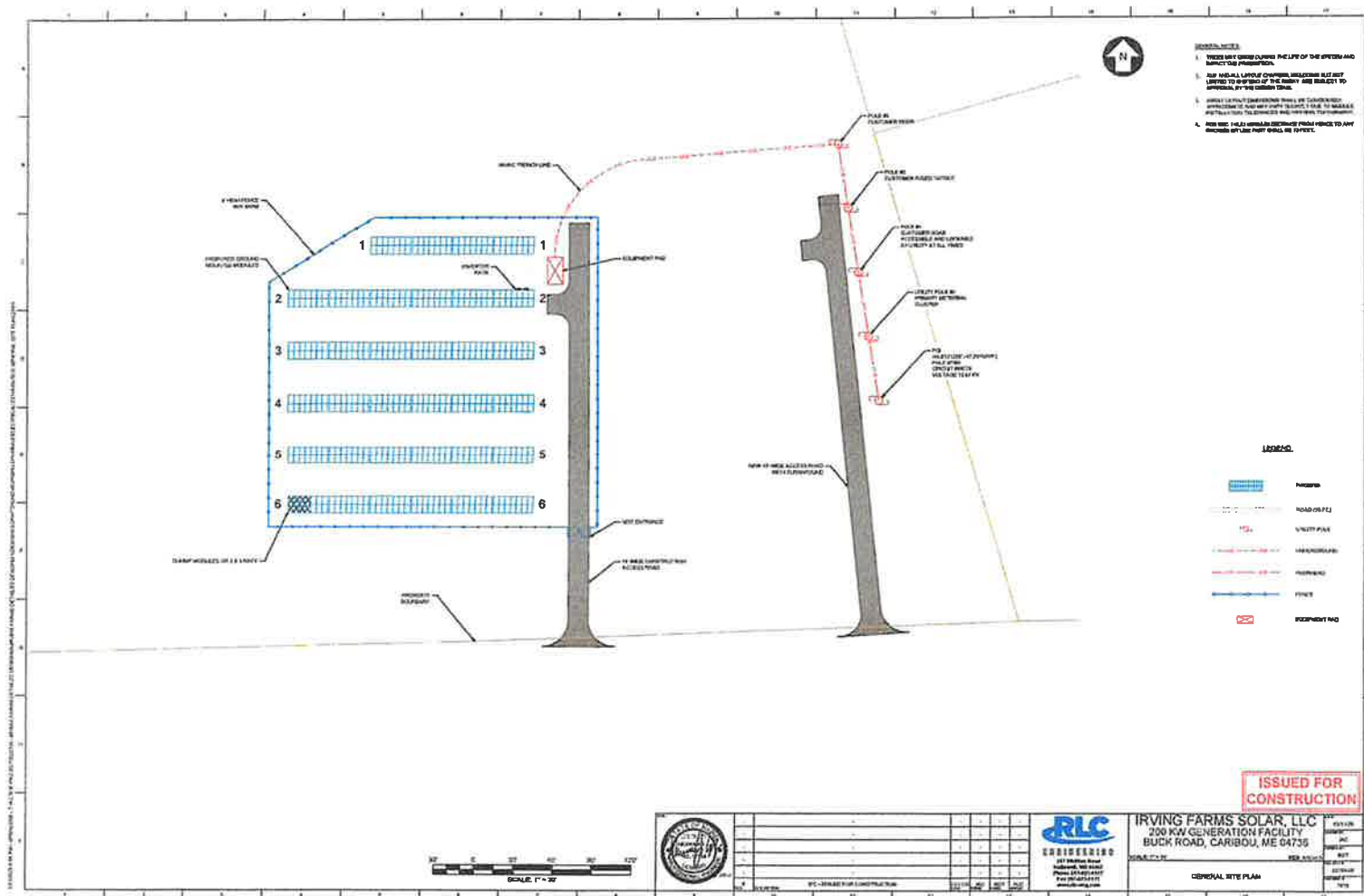
4) PV MODULES

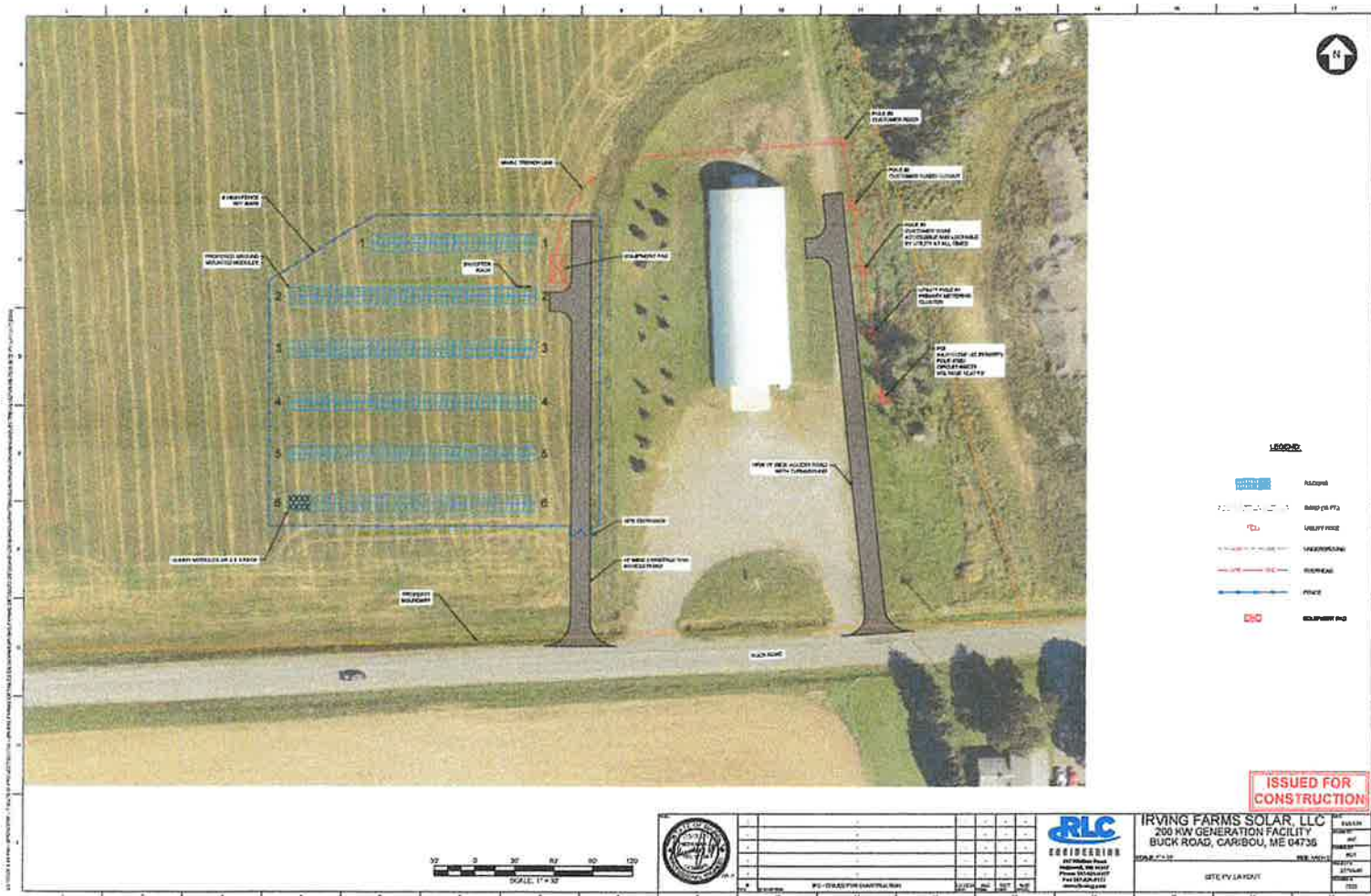
6. PARTIES
- a. MODERN VOLTAGE TRANSFORMERS
- b. MODULAR REACTOR SYSTEMS
- c. IN AN ACQUISITION SYSTEM
7. THE ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL ALL DEVICES, EXCEPT DOCUMENTED POWER-HARVESTING DEVICES, AND ALL WIRING, INCLUDING DEVICES, EQUIPMENT, TOOLS, AS REQUIRED FOR THE INSTALLATION OF ALL OF THE FOLLOWING SYSTEMS:
8. THE ELECTRICAL CONTRACTOR SHALL FURNISH AND COMPLETE ALL OF THE FOLLOWING IN ACCORDANCE WITH THE COMPLETION OF THE

[illegible]

IRVING FARMS SOLAR, LLC
200 KW GENERATION FACILITY
BUCK ROAD, CARIBOU, ME 04736

ISSUED FOR
CONSTRUCTION





STRING INVERTER SPECIFICATIONS											
Model	Manufacturer	Capacity	Max Input Power (kW)	Max Input Voltage (V)	Max Input Current (A)	Max Output Power (kW)	Max Output Voltage (V)	Max Output Current (A)	Efficiency (%)	Temperature Range (°C)	Weight (kg)
SG1000-100	ABB	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000

PHOTOVOLTAIC MODULE SPECIFICATIONS											
Model	Manufacturer	Capacity	Max Power (W)	Max Voltage (V)	Max Current (A)	Module Dimensions (mm)	Weight (kg)	Temperature Coefficient (%)	Temperature Range (°C)	Warranty	Notes
SG1000-100	ABB	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000

AC DISCONNECTER OUTPUT CONDUCTOR SCHEDULE											
From	To	Wire Size (AWG)	Wire Type	Conductor Size (mm²)	Conductor Material	Conductor Rating	Minimum Breaker Size (A)	Minimum Breaker Type	Minimum Breaker Rating	Minimum Breaker Voltage (V)	Notes
AC Disconnector 10	AC Disconnector 10	10	THHN	10	Aluminum	10	10	10	10	10	10

AC DISCONNECTER CONDUCTOR SCHEDULE											
From	To	Wire Size (AWG)	Wire Type	Conductor Size (mm²)	Conductor Material	Conductor Rating	Minimum Breaker Size (A)	Minimum Breaker Type	Minimum Breaker Rating	Minimum Breaker Voltage (V)	Notes
AC Disconnector 10	AC Disconnector 10	10	THHN	10	Aluminum	10	10	10	10	10	10

MEDIUM VOLTAGE AC OUTPUT SCHEDULE											
From	To	Wire Size (AWG)	Wire Type	Conductor Size (mm²)	Conductor Material	Conductor Rating	Minimum Breaker Size (A)	Minimum Breaker Type	Minimum Breaker Rating	Minimum Breaker Voltage (V)	Notes
Medium Voltage AC	Medium Voltage AC	10	THHN	10	Aluminum	10	10	10	10	10	10

DC Output Wiring Schedule											
From	To	Wire Size (AWG)	Wire Type	Conductor Size (mm²)	Conductor Material	Conductor Rating	Minimum Breaker Size (A)	Minimum Breaker Type	Minimum Breaker Rating	Minimum Breaker Voltage (V)	Notes
DC Output	DC Output	10	THHN	10	Aluminum	10	10	10	10	10	10

String Inverter Wiring Schedule											
From	To	Wire Size (AWG)	Wire Type	Conductor Size (mm²)	Conductor Material	Conductor Rating	Minimum Breaker Size (A)	Minimum Breaker Type	Minimum Breaker Rating	Minimum Breaker Voltage (V)	Notes
String Inverter	String Inverter	10	THHN	10	Aluminum	10	10	10	10	10	10

NREL SYSTEM ADVISOR MODEL ANALYSIS											
Maximum Hourly Output Curves by Year											
Year	Time	Power (kW)	Temp (°C)	Wind Speed (m/s)	Cloud Cover (%)	Module Temp (°C)	Module Efficiency (%)	Module Output (kW)	System Output (kW)	System Efficiency (%)	Notes
2010	12:00	1000	25	5	0	45	18	180	180	18	1000

DESIGN TEMPERATURE COEFFICIENTS											
Parameter	Value	Unit	Notes	Parameter	Value	Unit	Notes	Parameter	Value	Unit	Notes
Temperature Coefficient	0.005	1/°C	1000	Temperature Coefficient	0.005	1/°C	1000	Temperature Coefficient	0.005	1/°C	1000

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IRVING FARMS SOLAR, LLC
200 KW GENERATION FACILITY
BUCK ROAD, CARIBOU, ME 04735



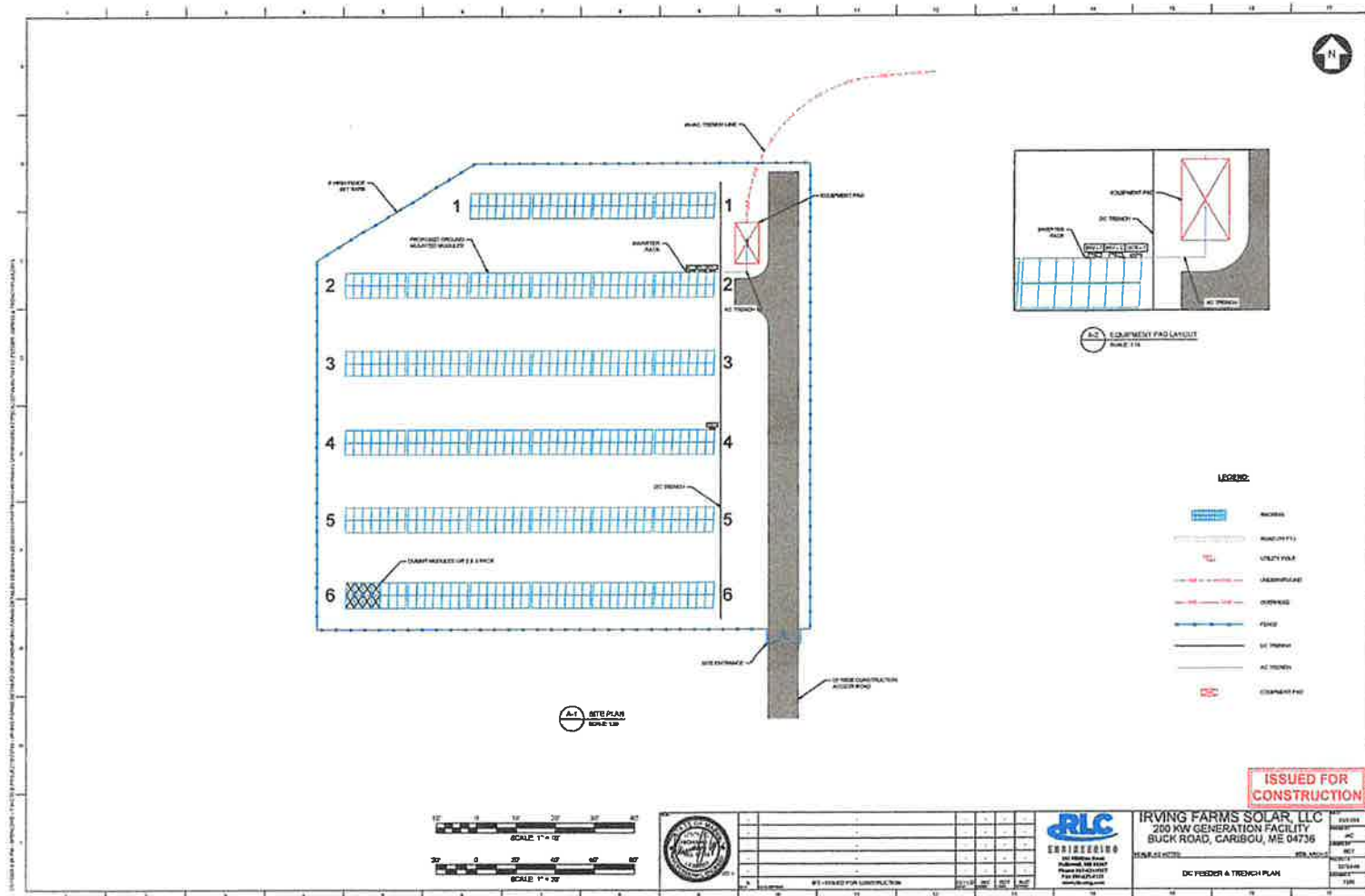
RJC ENGINEERING
2000 Main Street
Caribou, ME 04735
Phone: (207) 452-1111
Fax: (207) 452-1112
www.rjceng.com

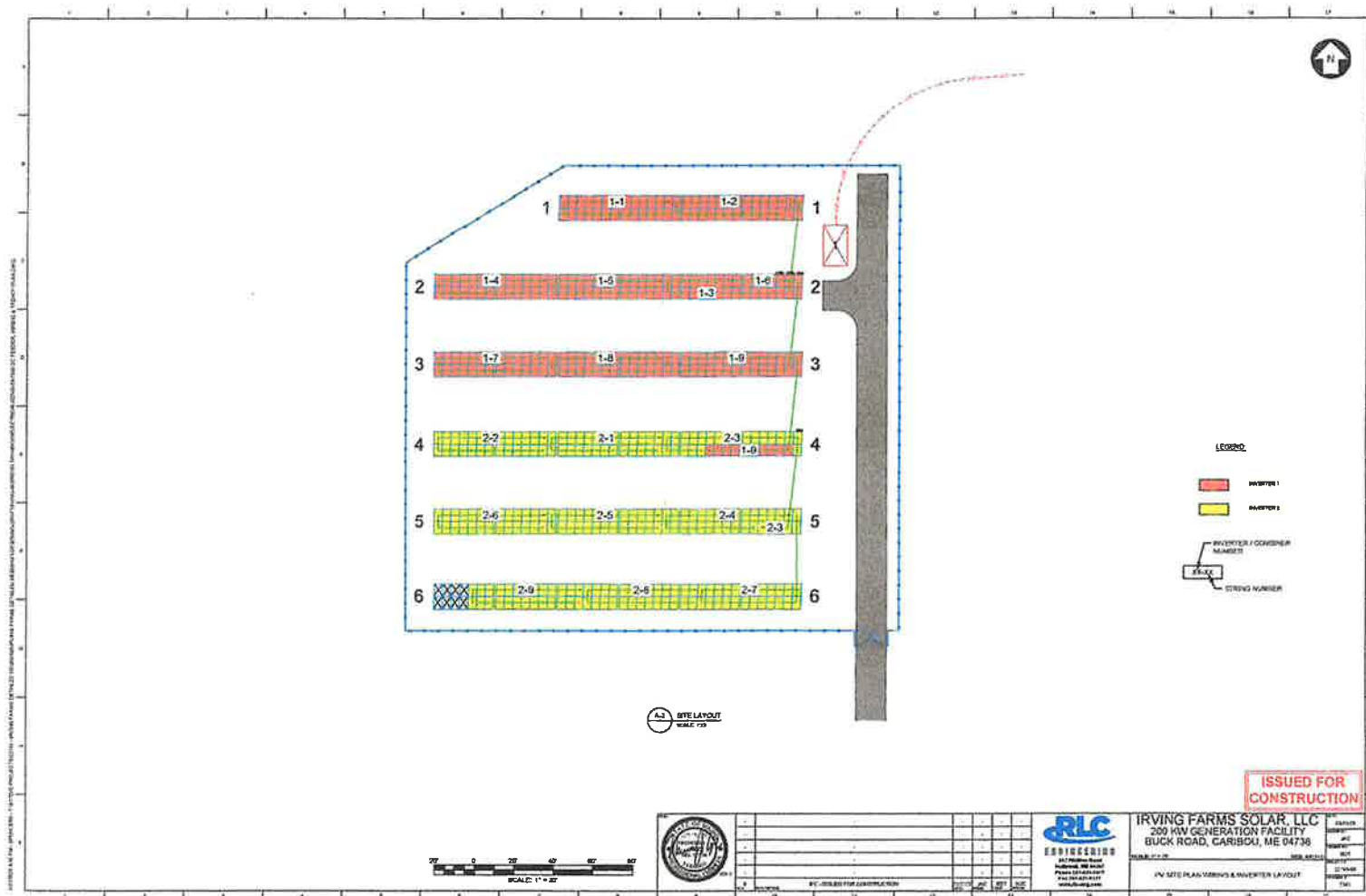
WIRING SCHEDULE

DATE: 10/1/2010

BY: RJC

FOR: IRVING FARMS SOLAR, LLC



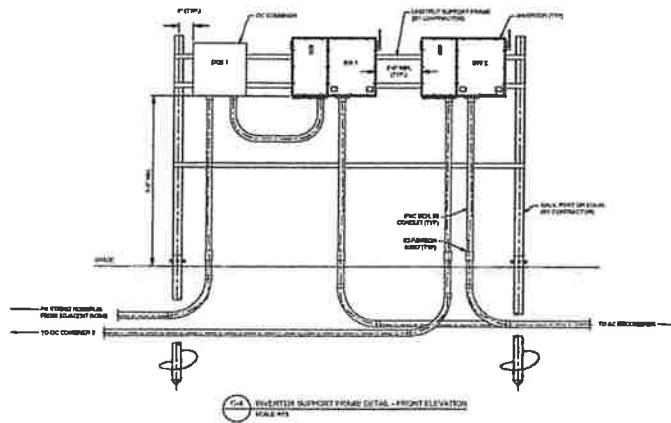




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C-4 BUXENTER SUPPORT FRAME DETAIL - FRONT ELEVATION
SCALE: 1/8" = 1'-0"



C-4 BUXENTER SUPPORT FRAME DETAIL - SIDE ELEVATION
SCALE: 1/8" = 1'-0"

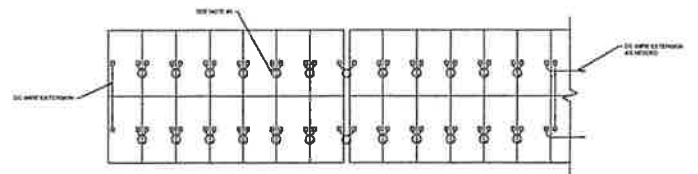
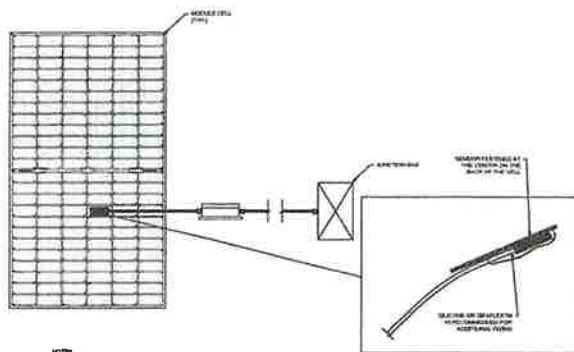
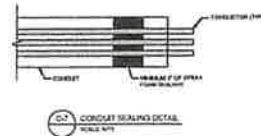
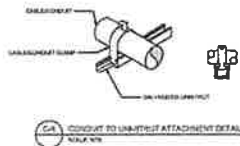


NO.	REVISION	DATE	BY	CHKD.	APP'D.
1	REVISED FOR CONSTRUCTION	12/14/2011	RLC		



IRVING FARMS SOLAR, LLC
200 kW GENERATION FACILITY
BUCK ROAD, CARIBOU, ME 04736
CONSTRUCTION DETAILS
SHEET 2 OF 4

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- NOTES:
1. THE SENSOR SHALL BE PLACED ON A MODULE OR IN A LIGHT 1 MODULE FROM THE EDGE OF THE ARRAY OR AS CLOSE AS POSSIBLE.
 2. CLEAN THE CELL SURFACE BEFORE A SENSOR UNITS IT.

- NOTES:
1. CONDUIT AND FITTINGS SHALL BE INSTALLED IN A WAY TO REDUCE STRESS TO THE NEAREST POSSIBLE POINT.



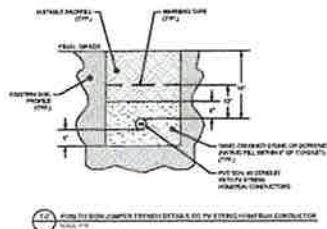
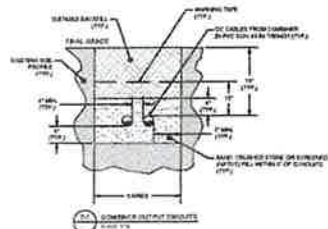
PROJECT	IRVING FARMS SOLAR, LLC
DATE	08/15/2017
BY	RLC
CHECKED	RLC
APPROVED	RLC



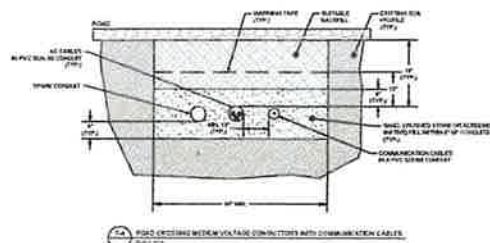
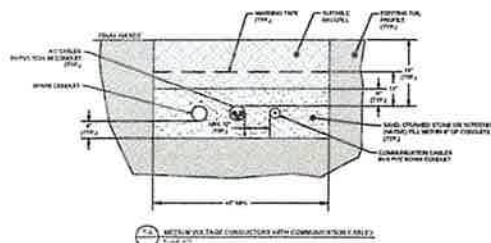
IRVING FARMS SOLAR, LLC
200 KW GENERATION FACILITY
BUCK ROAD, CARIBOU, ME 04736

CONSTRUCTION DETAILS
SHEET 3 OF 4

ISSUED FOR
CONSTRUCTION

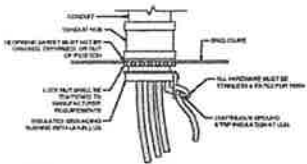


- NOTES**
1. ALL AC CONDUITS TO BE MINIMUM 1 1/2\"/>



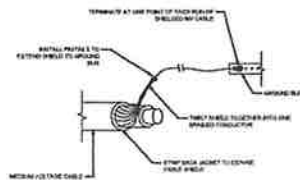
ISSUED FOR CONSTRUCTION

	RLC ENGINEERING, INC. 200 KIV GENERATION FACILITY BUCK ROAD, CARIBOU, ME 04735		SHEET NO. 1000 DATE: 08/11/2011 BY: JRM CHECKED: JRM APPROVED: JRM
	PROJECT: 200 KIV GENERATION FACILITY DRAWING: CONSTRUCTION DETAILS SHEET 4 OF 4		SCALE: 1/8" = 1'-0" DATE: 08/11/2011 BY: JRM CHECKED: JRM APPROVED: JRM

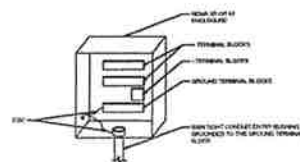


- NOTES:**
1. ALL CONDUIT MUST HAVE A MINIMUM OF 1 INCHES OF INSULATED UNBUNDLED WIRING INSTALLED TO THE OPPOSITE SIDE OF THE GROUNDING BUSHING.
 2. INSULATED UNBUNDLED WIRING SHALL BE USED ON ANY CONDUIT WHEN FOR CONDUIT ALONG WITH AN ELEVATION OF 10 FT.
 3. NO SHARP METAL EDGES ARE PERMITTED ON ANY CLAMPS.
 4. IF A CLAMP IS USED TO CLAMP THE CONDUIT TO A GROUND ROD, THE CLAMP SHALL BE USED.
 5. ALL COMPONENTS MUST BE OUTDOOR RATED.

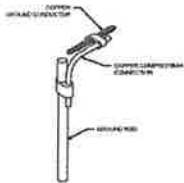
D-1 CONDUIT GROUNDING DETAIL
SCALE: 1/2" = 1'-0"



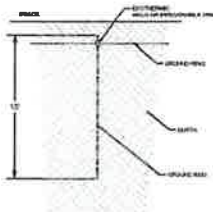
D-2 MEDIUM VOLTAGE CABLE SHIELD GROUNDING DETAIL
SCALE: 1/2" = 1'-0"



D-3 TYPICAL EQUIPMENT GROUNDING DETAIL
SCALE: 1/2" = 1'-0"



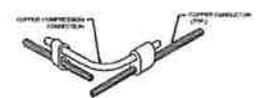
D-4 GROUNDING ROD DETAIL
SCALE: 1/2" = 1'-0"



D-5 GROUND ROD INSTALLATION DETAIL
SCALE: 1/2" = 1'-0"



D-6 GROUND TEST WELL DETAIL
SCALE: 1/2" = 1'-0"



D-7 COPPER COMPRESSION CONNECTION DETAIL
SCALE: 1/2" = 1'-0"



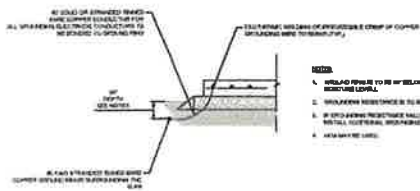
D-8 COPPER COMPRESSION CONNECTION DETAIL
SCALE: 1/2" = 1'-0"



D-9 COPPER COMPRESSION CONNECTION DETAIL
SCALE: 1/2" = 1'-0"

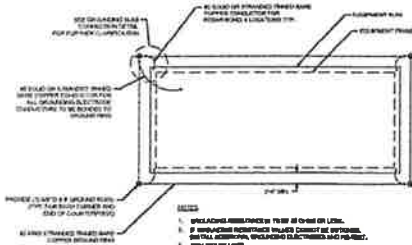
D-10 COPPER COMPRESSION CONNECTION DETAIL
SCALE: 1/2" = 1'-0"

IRVING FARMS SOLAR, LLC 200 KV GENERATION FACILITY BUCK ROAD, CARIBOU, ME 04736 SCALE: 1/2" = 1'-0"				ISSUED FOR CONSTRUCTION DATE: 10/1/2019 BY: [Signature] CHECKED: [Signature] APPROVED: [Signature]			
RLC CONSULTING 111 Main Street Portland, ME 04101 Phone: 603-761-1111 Fax: 603-761-1112 www.rlc-engineering.com				GROUNDING DETAILS SHEET 1 OF 3			



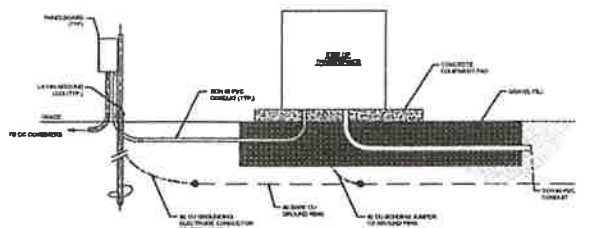
- NOTES:**
1. WELDING SHALL BE TO BE 1/2\"/>

D-1.1 EQUIPMENT PAD GROUNDING BUS CONNECTION DETAIL
SCALE: 1/8"



- NOTES:**
1. WELDING SHALL BE TO BE 1/2\"/>

D-1.2 EQUIPMENT PAD GROUNDING BUS DETAIL
SCALE: 1/8"

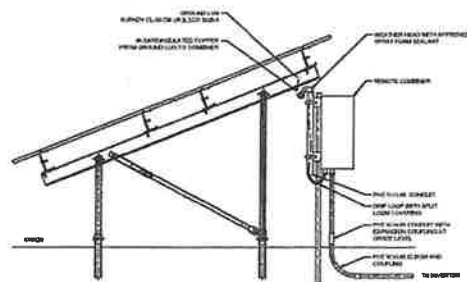


- NOTES:**
1. WELDING SHALL BE TO BE 1/2\"/>

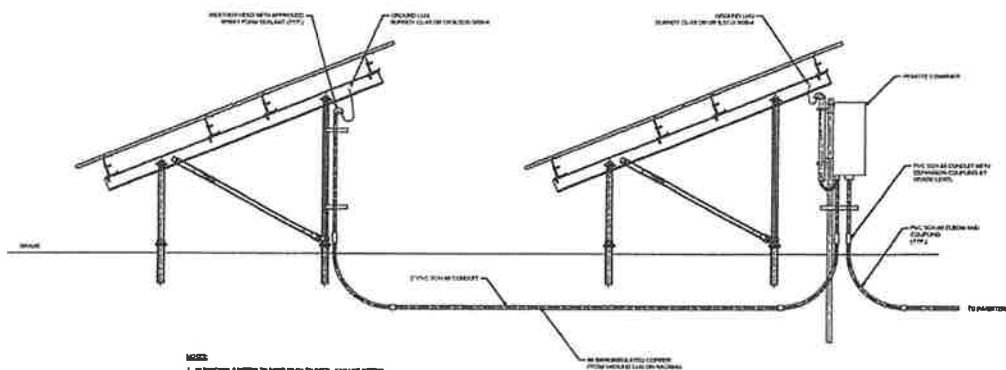
D-1.3 EQUIPMENT PAD GROUNDING MANAGEMENT
SCALE: 1/8"

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IRVING FARMS SOLAR, LLC 200 KW GENERATION FACILITY BUCK ROAD, CARIBOU, ME 04736				RLC ENGINEERING 101 WINDING ROAD CARIBOU, ME 04736 PHONE: 207.452.1234 FAX: 207.452.1235 WWW.RLC-ENGINEERING.COM				SHEET NO. 101
D-1.1, D-1.2, D-1.3 EQUIPMENT PAD GROUNDING				SHEET 2 OF 3				DATE 10/1/2017




G-11 BACKING TO CONTINENT GROUNDING
END OF



G-13 ABOVE GRADE BACK TO BACK CROWNED
SCALE 2/13

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 <p>281 Wilshire Road Bakersfield, CA 93307 Phone 760/434-0444 Fax 760/434-0571</p>	IRVING FARMS SOLAR, LLC 260 KW GENERATION FACILITY BUCK ROAD, CARIBOU, ME 04738		DATE: 01/18/17 DRAWN BY: JMS CHECKED BY: JMS
	2018-01-18 2018-01-18		2018-01-18 2018-01-18
GRADING DETAILS SHEET 2 OF 2			2018-01-18 2018-01-18

⚠ DANGER

**HIGH VOLTAGE
KEEP OUT**

AUTHORIZED PERSONNEL ONLY

TO BE POSTED AT EACH ENTRY AND EXIT OF ENCLOSURE

⚠ WARNING

**PV POWER SOURCE
TURN OFF PHOTOVOLTAIC
AC DISCONNECT PRIOR TO
WORKING INSIDE ENCLOSURE**

TO BE POSTED AT EACH ENTRY AND EXIT OF ENCLOSURE

GENERAL NOTES:

1. LABELS AND WARNING SIGNS SHALL BE APPLIED TO ALL APPROPRIATE COMPARTMENTS IN ACCORDANCE WITH THE NEC AND ANSI STANDARDS.
2. LABELS AND WARNING SIGNS SHALL BE PERMANENTLY APPLIED IN CONFORMANCE WITH THE REQUIREMENTS OF THE EQUIPMENT MANUFACTURER. ADDITIONAL WARNING SIGNS SHALL BE APPLIED TO ALL EQUIPMENT COMPARTMENTS TO BE OPENED BY THE USER.
3. ADJUST AND REPLACE TO THE LABELS FOR LABELS, OVERVIEW, AND WIRING. THE WIRING SHALL BE DONE ON THE 170V & 170V, 220V, 240V, 277V, 480V, 600V, 720V, 800V, 1000V, 1200V, 1500V, 1800V, 2000V, 2400V, 2770V, 3000V, 3300V, 3600V, 3900V, 4200V, 4500V, 4800V, 5100V, 5400V, 5700V, 6000V, 6300V, 6600V, 6900V, 7200V, 7500V, 7800V, 8100V, 8400V, 8700V, 9000V, 9300V, 9600V, 9900V, 10200V, 10500V, 10800V, 11100V, 11400V, 11700V, 12000V, 12300V, 12600V, 12900V, 13200V, 13500V, 13800V, 14100V, 14400V, 14700V, 15000V, 15300V, 15600V, 15900V, 16200V, 16500V, 16800V, 17100V, 17400V, 17700V, 18000V, 18300V, 18600V, 18900V, 19200V, 19500V, 19800V, 20100V, 20400V, 20700V, 21000V, 21300V, 21600V, 21900V, 22200V, 22500V, 22800V, 23100V, 23400V, 23700V, 24000V, 24300V, 24600V, 24900V, 25200V, 25500V, 25800V, 26100V, 26400V, 26700V, 27000V, 27300V, 27600V, 27900V, 28200V, 28500V, 28800V, 29100V, 29400V, 29700V, 30000V, 30300V, 30600V, 30900V, 31200V, 31500V, 31800V, 32100V, 32400V, 32700V, 33000V, 33300V, 33600V, 33900V, 34200V, 34500V, 34800V, 35100V, 35400V, 35700V, 36000V, 36300V, 36600V, 36900V, 37200V, 37500V, 37800V, 38100V, 38400V, 38700V, 39000V, 39300V, 39600V, 39900V, 40200V, 40500V, 40800V, 41100V, 41400V, 41700V, 42000V, 42300V, 42600V, 42900V, 43200V, 43500V, 43800V, 44100V, 44400V, 44700V, 45000V, 45300V, 45600V, 45900V, 46200V, 46500V, 46800V, 47100V, 47400V, 47700V, 48000V, 48300V, 48600V, 48900V, 49200V, 49500V, 49800V, 50100V, 50400V, 50700V, 51000V, 51300V, 51600V, 51900V, 52200V, 52500V, 52800V, 53100V, 53400V, 53700V, 54000V, 54300V, 54600V, 54900V, 55200V, 55500V, 55800V, 56100V, 56400V, 56700V, 57000V, 57300V, 57600V, 57900V, 58200V, 58500V, 58800V, 59100V, 59400V, 59700V, 60000V, 60300V, 60600V, 60900V, 61200V, 61500V, 61800V, 62100V, 62400V, 62700V, 63000V, 63300V, 63600V, 63900V, 64200V, 64500V, 64800V, 65100V, 65400V, 65700V, 66000V, 66300V, 66600V, 66900V, 67200V, 67500V, 67800V, 68100V, 68400V, 68700V, 69000V, 69300V, 69600V, 69900V, 70200V, 70500V, 70800V, 71100V, 71400V, 71700V, 72000V, 72300V, 72600V, 72900V, 73200V, 73500V, 73800V, 74100V, 74400V, 74700V, 75000V, 75300V, 75600V, 75900V, 76200V, 76500V, 76800V, 77100V, 77400V, 77700V, 78000V, 78300V, 78600V, 78900V, 79200V, 79500V, 79800V, 80100V, 80400V, 80700V, 81000V, 81300V, 81600V, 81900V, 82200V, 82500V, 82800V, 83100V, 83400V, 83700V, 84000V, 84300V, 84600V, 84900V, 85200V, 85500V, 85800V, 86100V, 86400V, 86700V, 87000V, 87300V, 87600V, 87900V, 88200V, 88500V, 88800V, 89100V, 89400V, 89700V, 90000V, 90300V, 90600V, 90900V, 91200V, 91500V, 91800V, 92100V, 92400V, 92700V, 93000V, 93300V, 93600V, 93900V, 94200V, 94500V, 94800V, 95100V, 95400V, 95700V, 96000V, 96300V, 96600V, 96900V, 97200V, 97500V, 97800V, 98100V, 98400V, 98700V, 99000V, 99300V, 99600V, 99900V, 100000V.

DAS-1

**COMMUNICATIONS ENCLOSURE
DATA ACQUISITION SYSTEM**

TO BE POSTED AT EACH ENTRY AND EXIT OF ENCLOSURE

⚠ WARNING

ELECTRIC SHOCK HAZARD

**IF A GROUND FAULT IS INDICATED NORMALLY
GROUNDED CONDUCTORS MAY BE
UNGROUND AND ENERGIZED**

TO BE POSTED AT EACH ENTRY AND EXIT OF ENCLOSURE

INVERTER-X

**100 KW - 100 KVA PV INVERTER
INTEGRAL AC & DC DISCONNECT**

**MAX. AC OUTPUT CURRENT: 95 A
NOMINAL AC VOLTAGE: 600 V**

TO BE POSTED AT EACH ENTRY AND EXIT OF ENCLOSURE

⚠ CAUTION

**POWER TO THIS SERVICE IS
ALSO SUPPLIED FROM ON-SITE
PHOTOVOLTAIC GENERATION**

TO BE POSTED AT EACH ENTRY AND EXIT OF ENCLOSURE

**MEDIUM VOLTAGE
TRANSFORMER-1 - 225 KVA**

**PRIMARY VOLTAGE - 12470V
SECONDARY VOLTAGE - 600V**

TO BE POSTED AT EACH ENTRY AND EXIT OF ENCLOSURE

⚠ WARNING

**ARC FLASH AND SHOCK HAZARD
APPROPRIATE PPE REQUIRED**

**DO NOT TOUCH TERMINALS.
TERMINALS ON BOTH THE LINE AND
LOAD SIDES MAY BE ENERGIZED
IN THE OPEN POSITION.**

NEVER TO OPEN THE DOOR WITHOUT WEARINGS

NEVER TO OPEN THE DOOR WITHOUT WEARINGS

TO BE POSTED AT EACH ENTRY AND EXIT OF ENCLOSURE

⚠ CAUTION

**PHOTOVOLTAIC SYSTEM
CIRCUITS ARE BACKFEED**

TO BE POSTED AT EACH ENTRY AND EXIT OF ENCLOSURE

⚠ WARNING

**MAXIMUM AVAILABLE FAULT CURRENT:
901 SYMMETRICAL RMS AMPERES.**

DATE: MARCH 31, 2024

TO BE POSTED AT EACH ENTRY AND EXIT OF ENCLOSURE

⚠ WARNING

**MAXIMUM AVAILABLE FAULT CURRENT:
3,792 SYMMETRICAL RMS AMPERES.**

DATE: MARCH 31, 2024

TO BE POSTED AT EACH ENTRY AND EXIT OF ENCLOSURE

RELAY-1

**SEL-751 RELAY CABINET WITH LV POTENTIAL
TRANSFORMERS**

TO BE POSTED AT EACH ENTRY AND EXIT OF ENCLOSURE

**ISSUED FOR
CONSTRUCTION**

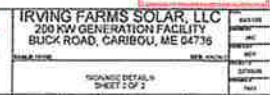
	<p>RLC ENGINEERING, INC.</p> <p>200 HWY 100, SUITE 100 CARIBOU, ME 04736</p> <p>TEL: 207.451.1111 FAX: 207.451.1112 WWW.RLC-ENG.COM</p>	<p>IRVING FARMS SOLAR, LLC</p> <p>200 KW GENERATION FACILITY BUCK ROAD, CARIBOU, ME 04736</p> <p>DATE: 03/31/2024 DRAWN BY: [Signature] CHECKED BY: [Signature] DATE: 03/31/2024</p>
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Journal of Internal Medicine 255: 105–114

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**ISSUED FOR
CONSTRUCTION**

CanadianSolar

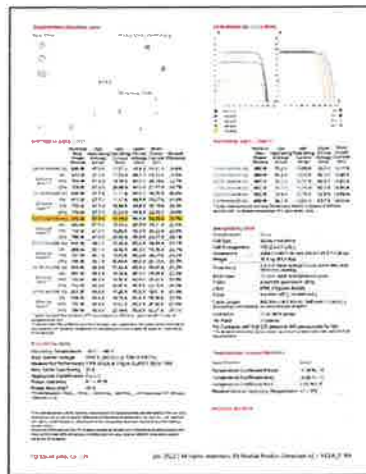
BIHiKu7
 640 W - 665 W
 C57H-640 (640) (655) 660 (665) M-B-AG

Key Features:

- Monocrystalline silicon cells with 18% efficiency
- Up to 15% more power
- Compatible with 1/2" and 3/4" racking systems
- Long-term performance guarantee
- Low temperature coefficient
- High power output
- Low temperature coefficient
- High power output
- Low temperature coefficient
- High power output

Technical Specifications:

Parameter	Value
Power (P _{max})	640 W
Voltage (V _{oc})	40.0 V
Current (I _{sc})	15.5 A
Efficiency	18.0%
Temperature Coefficient	-0.40%/°C



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RLC
ENGINEERING
 101 Main Street
 Portland, ME 04101
 Phone: 207.633.1111
 Fax: 207.633.1112
 www.rlc-engineering.com

IRVING FARMS SOLAR, LLC
 200 KW GENERATION FACILITY
 BUCK ROAD, CARIBOU, ME 04736

ISSUED FOR CONSTRUCTION

DATA SHEET
 SHEET 1 OF 2

Spartan Motors		Spartan Motors		Spartan Motors	
Model	Year	Model	Year	Model	Year
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B-C-STATUS FOR CORRECTION																																																																																																			



RLC
ENGINEERING
241 Wilshire Blvd
Beverly Hills, CA 90210
Phone 310-475-0117
Fax 310-475-0112
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IRVING FARMS SOLAR, LLC
200 KW GENERATION FACILITY
BUCK ROAD, CARIBOU, ME 04736

DATE: 11/23/2011

DATA SHEET
SHEET 2 OF 3

姓名	性别
年龄	职业
住址	电话
邮编	电子邮箱
身份证号	银行卡号

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



MEMO

To: Planning Board Chair and Members
From: Penny Thompson, City Manager
Date: September 11, 2025
Re: Update on reconciliation and integration of Ordinance 3 into the City Code

At their August 25, 2025, meeting, the Caribou City Council voted to task the Caribou Planning Board with the responsibility to reconcile and integrate Ordinance 3, approved by the Caribou City Council at the July 28, 2025, meeting.

I have contacted North Star Planning to assist us with this undertaking.

I have attached Ordinance 3 that was passed, and the section from Chapter 7 on licensing, if you have any suggestions.

Suggested Action

Feel free to provide input. I hope to have something for you at the next meeting.

The next City Council meeting is September 15, with the one to follow on October 20.

City of Caribou, Maine – Medical Cannabis Dispensary Ordinance

This section repeals Section 39 in its entirety.

Dispensary- includes for profit and non-profit

Section 1: Purpose

This ordinance establishes clear guidelines for the continued operation of two medical cannabis dispensaries in the City of Caribou in accordance with the Maine Medical Use of Cannabis Act at Title 22, Chapter 558-C. The ordinance further serves to clarify that Caribou has not opted-in for any license category authorized under Title 28-B, Maine’s Cannabis Legalization Act, also known as “adult use” or “recreational” cannabis, and thus these businesses are not authorized to operate in Caribou. Furthermore, The City of Caribou has not opted in Caregiver retail stores as defined in Title 22, Chapter 558-C, § 2421-A (12). Through the enactment of this ordinance, the City does not prohibit or limit “Caregivers” as defined in Title 22, Ch. 558-C, § 2421-A (11).

Section 1. Purpose. The purpose of this Ordinance is to provide for and regulate the issuance of local licenses for a Registered Dispensary.

Section 2. Authority. This Ordinance is adopted pursuant to the authority granted by the Maine Medical Use of Cannabis Act, 22 MRS § 2429-D.

Section 3. Registered Dispensary. A Registered Dispensary as defined in 22 MRS § 2421-A (41) may operate in the City of Caribou subject to the requirements and restrictions of this Ordinance.

Definition

Registered Dispensary: “Registered Dispensary” (Title 22, Ch. 558-C §2421-A 41) An entity registered in accordance with this chapter that acquires, possesses, cultivates, manufactures, delivers, transfers, transports, sells, supplies or dispenses cannabis paraphernalia, cannabis plants, harvested cannabis, related supplies or educational materials to qualifying patients and the caregivers of those patients.

Medical use: "Medical use" means the acquisition, possession, cultivation, manufacture, use, delivery, transfer or transportation of cannabis or cannabis paraphernalia relating to the administration of cannabis to treat or alleviate a qualifying patient's medical diagnosis or symptoms for which a medical provider has provided the qualifying patient a written certification under this chapter.

Section 2: Authorized Medical Cannabis Dispensaries

1. Permitted Dispensaries

Only two registered dispensaries are authorized to operate in Caribou.

2. License Required

- The City Clerk is authorized to issue two (2) City of Caribou Registered Dispensary Licenses.
- Applicants for a City of Caribou Registered Dispensary License must complete an annual license application submitted on a form provided by the City. The City shall provide the license application within thirty (30) days of the enactment of this ordinance.
- Applications will be reviewed in the order they are received by the City Clerk. The City Clerk shall determine application completeness. Once complete applications have been received by the City Clerk for the two available registered dispensary licenses, no additional applications shall be accepted.
- The City caps the number of registered dispensary licenses at two (2).
- A licensed registered dispensary in existence at the time of enactment of this Ordinance is considered “grandfathered” and will have one of the two available licenses reserved. A grandfathered registered dispensary will have sixty (60) days from the enactment of this ordinance to submit a complete license application to the City. Failure to submit a complete license application within sixty (60) days of the enactment of this ordinance will result in forfeiture of the grandfathered status and the reserved license. The City Clerk will then be authorized to accept license applications for the available license.
- Transferability of Licenses: An entity holding a City of Caribou Registered Dispensary license that seeks a change in ownership of greater than fifty-percent of available equity or shares, whichever the case may be, must:
 - Notify the City Code Enforcement Office in writing.
 - Update all contact information on file with the City of Caribou as to the ownership of the business.
 - Provide proof that the Office of Cannabis Policy has been notified of the change if such notification is required by state law or applicable state rules.
 - Be subjected to inspections by the City Code Enforcement Office, Fire Department, and any other designated municipal authority.
- If a registered dispensary ceases operations for a period of 12 months, for any reason, the City will revoke the license issued to the registered dispensary and the registered dispensary will no longer be able to operate.

3. Zoning

- Zoning – Registered dispensaries are only permissible in the R-3 zone. An existing registered dispensary, with all required permits and a valid Office of Cannabis Policy license operating as of the date of enactment of this ordinance is grandfathered as a nonconforming use if it is not located in the R-3 zone.

- A registered dispensary may not be located within 500 feet of the property line of a preexisting public or private school boundary.

4. Security: A registered dispensary must comply with the security requirements as outlined in the Maine Medical Use of Cannabis Program Rule, 18-691 C.M.R., Ch. 2, § 3 (B) and any revisions, amendments, or updates thereto.

Section 3: Prohibition on Adult Use (Recreational) Cannabis in license categories authorized by the Cannabis Legalization Act, Title 28-B:

1. No Caregiver Retail Stores Permitted

No business or individual shall operate or seek to establish a “Caregiver Retail Store” in the City of Caribou as defined by 22 M.R.S. Ch. 558-C § 2421-A (12).

2. No Adult Use Cannabis Operations Permitted

No business or individual shall operate or seek to establish a facility for the cultivation, manufacture, testing, distribution, sale, or delivery of adult use (recreational) cannabis within the City of Caribou.

3. Clarification of Scope

This prohibition applies to all adult use operations regulated under 28-B M.R.S. and any related rules and guidance from the Office of Cannabis Policy.

Section 4: Inspections and Compliance

1. Local Inspections

All registered dispensaries must remain in compliance with applicable building, safety, fire, and health

codes and shall be subject to inspection by:

- City Code Enforcement Officer
- Fire Department
- Any other designated municipal authority

2. State Compliance

All registered dispensaries must comply with the Maine Medical Use of Cannabis Program statutes and rules and must remain in good standing with the Maine Office of Cannabis Policy. A registered dispensary will provide Caribou Code Enforcement with proof of an active license on an annual basis..

Section 5: Enforcement

Any violation of this ordinance may result in enforcement actions, including fines, suspension of local authorization, or termination of local operations, in accordance with applicable municipal procedures.

Section 6: Effective Date

This ordinance shall take effect immediately

Section 7: Fees

7.1 Annual Licensing Fee Each authorized registered dispensary operating in the City of Caribou shall pay an annual local licensing fee of **\$1,000.00**. This fee shall be submitted to the City Clerk and is due on or before January 31 of each calendar year. The purpose of this fee is to help offset administrative and regulatory costs incurred by the municipality in overseeing compliance and permitting of registered dispensary operations.

- **7.2 Inspection and Permit Fees** In addition to the annual licensing fee, registered dispensaries shall be subject to the following fees:
- A fee of **\$500.00** for each initial or renewal site inspection conducted by the municipality.
- A fee of **\$250.00** for any additional compliance inspections that are required outside the normal annual review cycle.

7.3 Application Fee Any proposed change to a dispensary's operations, including but not limited to structural expansion, site plan modification, or change of ownership, shall require submission of a new application and payment of a **\$1,000.00** non-refundable application fee to cover municipal review and administrative costs.

Section 8. Penalty Any person violating the provisions of this ordinance may be liable for the penalties set forth below:

- Violation of these codes could range in fines from \$100 up to to \$2,500 assessed per day for s first time violation with higher penalties assessed for subsequent violations. Fines will be assessed daily until the violation has been resolved to the satisfaction of the code enforcement officer. Any violations not corrected within 15 days will be subject to a daily higher fine and a potential to have the Code Enforcement Office issues a post against occupancy.
- Upon a licensee receiving a fourth notice of violation within a license year, the license will be referred to the City Council for a hearing on a possible license revocation and/or the addition of special conditions to the license.

Failure to comply with this ordinance shall be subject to a penalty of \$50.00 for each offense.

Historical Note: Adopted May 11, 1987.

Cross Reference: Similar provisions, Section 11-403.

ARTICLE X OPENING PERMIT

Any person required to excavate or in any way interfere with the surface or sub-surface of any public way must, through a recognized qualified contractor, apply for an opening permit with the Director of Public Works. Permittees' are required to comply with written "Conditions Applicable to Opening Permits on Public Ways", as determined and updated periodically by the City Manager and Public Works Director, and provide evidence of Liability Insurance of not less than \$300,000. The "Opening Permit" must be retained by the permittee and posted at the work site for inspection by City Officials. Permittees' violating the terms of this ordinance will be subject to the cost of repairing the excavation plus 50%. Additional permits will not be granted if the applicant has other opening permits that remain open and out of compliance with the terms of this ordinance.

Historical Note: Chapter 7, Article XI was adopted May 27, 1997.

Cross Reference: Similar provisions, 11-404.

ARTICLE XI REGISTERED NONPROFIT DISPENSARIES AND REGISTERED CULTIVATION FACILITIES

Section 1101 Purpose

The purpose of this Article is to control the issuance of a permit to operate either a Registered Nonprofit Dispensary or Registered Cultivation Facility as may be permitted by the State of Maine and the Caribou Planning Board.

Section 1102 Permit Required

1. *Operation of a Registered Nonprofit Dispensary or Registered Cultivation Facility:* No Permit or renewal of a Permit may be issued unless the facility is permitted by the State of Maine Department of Health and Human Services and the Caribou Planning Board to be eligible for a Certificate of Occupancy. No facility shall conduct business within the limits of Caribou without first securing a permit from the Municipal Officers of the City of Caribou.
2. *Applications for permit:* Applications for a permit shall be made in writing to the Municipal Officers through the City Clerk's Office and shall state:
 - a. The name of the Nonprofit
 - b. Location and type of Facility
 - c. State License Number
 - d. Copy of complete State of Maine DHHS Application establishing the Nonprofit
3. *Compliance with all laws:* No permit shall be issued unless the Applicant can prove full compliance with all applicable State and Local Ordinances pertaining to the type, operation, and location of the facility or mobile unit to be permitted.

4. *Fee:* A fee of \$500 per location of either a Registered Nonprofit Dispensary or Registered Cultivation Facility shall apply for first time and renewal applications to provide for the cost of advertising, notices to abutters, compliancy checks, and use of administrative time to process.
5. *Public Hearing:* The Municipal Officers shall, prior to granting any permit new or annual renewal, provide for not less than 7 days notice of a public hearing, within 30 days upon the receipt of the application, to receive written and verbal testimony from the applicant and interested members of the public pursuant to the granting of a permit.
6. *Factors in issuing permit:* In granting or denying an application, the Municipal Officers shall indicate the reasons for their decision and provide a copy to the applicant. A license may be denied on one or more of the following grounds:
 - A. Conviction of the Applicant of any Class A, Class B, or Class C crime;
 - B. Noncompliance of the licensed Dispensary or Cultivation Facility or its use with any local zoning ordinance or land use ordinance;
 - C. Conditions of record such as waste disposal violations, health or safety violations or repeated parking or traffic violations on or in the vicinity of the licensed premises and caused by persons patronizing or employed by the licensed premises or other such conditions caused by persons patronizing or employed by the licensed premises that unreasonably disturb, interfere with, or affect the ability of persons or businesses residing or located in the vicinity of the licensed premises to use their property in a reasonable manner;
 - D. Repeated incidents of record of breaches of the peace, disorderly conduct, vandalism or other violations of law on or in the vicinity of the licensed premises and caused by persons patronizing or employed by the licensed premises;
 - E. Any violation of State Law or Caribou Code directly related to the operation under the provisions of law of the Registered Nonprofit Dispensary or Registered Cultivation Facility.
7. *Term of License:* A permit shall be valid for only one (1) year from the date of first issuance and shall be subject to meeting all requirements as set forth in this Chapter for subsequent renewal.
8. *Annually,* within 30 days prior to the license renewal date; the dispensary shall be inspected by Code Enforcement, Fire Chief and Police Chief to insure that the dispensary is in compliance for Zoning, Fire Safety and Security requirements.

Section 1103 Suspension of Revocation of a Permit

The Municipal Officers may, after public hearing preceded by notice to the Applicant and interested parties, suspend, or revoke any permit issued for the operations of either a Registered Nonprofit Dispensary or Registered Cultivation Facility, which have been issued under this Article, on the grounds that the continued operations of the facility would constitute a detriment to the public health, safety, or welfare, or violates any municipal ordinances, articles, bylaws, or rules and regulations.

Section 1104 Rules and Regulations

The Municipal Officers are hereby authorized, after public notice and hearing, to establish written rules and regulations governing the issuance, suspension and revocation of Registered Nonprofit Dispensaries or Registered Cultivation Facilities permits and other limitations of these operations required

to protect the public health, safety and welfare. These rules and regulations may specifically amend the determination of the location and size of permitted premises, the hours during which the permitted activities are permitted, or other operational considerations that would otherwise impact the public's wellbeing.

Section 1105 Permit and Appeal Procedures

1. Notice of decision. Any Licensee requesting either a Registered Nonprofit Dispensaries or Registered Cultivation Facilities permit from the Municipal Officers shall be notified in writing of their decision no later than fifteen (15) days from the date the request was received by the City Clerk. In the event that a Licensee is denied a permit, the Licensee shall be provided with the reasons for the denial in writing. The Licensee may not reapply for a permit within 30 days after an application for a permit which has been denied.

2. Appeal. Any Licensee who has requested a permit and has been denied, or whose permit has been revoked or suspended, may, within 30 days of the denial, suspension or revocation, appeal the decision to the Municipal Board of Appeals as defined in 30 MRSA §2411. The Municipal Board of Appeals may grant or reinstate the permit if it finds that the permitted activities would not constitute a detriment to the public health, safety or welfare, or that the denial, revocation or suspension was arbitrary or capricious, or that the denial, revocation, or suspension was not based by a preponderance of the evidence on a violation of any ordinance, article, bylaw, or rule or regulation of the municipality.

Section 1106 Penalty

Whoever violates any of the provisions of this Article shall be punished by a fine of not more than One Hundred (\$100) for the first offense, and up to Twenty-five Hundred Dollars (\$2,500) for subsequent offenses, to be recovered, on complaint, to the use of the City of Caribou. Penalties are set pursuant to Title 30-A MRSA §4452, 3 Civil Penalties, paragraph B, the minimum penalty for a specific violation is \$100.00, and the maximum penalty is \$2,500.00.

Section 1107 Separability

The invalidity of any provision of this Article shall not invalidate any other part.

Historical Note: Article XI was adopted on October 25, 2010.

ARTICLE XII LICENSES FOR THE SALE OF LIQUOR

Section 1201 Purpose

The purpose of this Article is to set forth the process for any person, organization or commercial establishment, hereafter collectively referred to as Establishment(s), to obtain or maintain a license for the sale of spirits, wine or malt liquor to be consumed on or off the licensed premises in the times, places and manners as may be specified in the license, pursuant to Title 28-A MRSA Chapter 27 and as permitted by the State of Maine.

Section 1202 Permit Required

- 1. Operation of a Licensed Establishment:* No establishment may offer for sale spirits, wine or malt liquor within city limits without first having a license issued by the State with prior approval by the municipal officers as set forth below.