

Town of Casco

Planning Board Minutes

JANUARY 8, 2024

Planning Board Members Present: Ryan McAllister (Chair), Pete Watkins (Vice-Chair), Marc Rocque, Tuan Nguyen, & Tiffany Payton (Alternates)

Planning Board Members Absent: Kendra Osborne

Staff Present: John Wiesemann (CEO), Mary Tremblay (Deputy CEO)

Public: Please see sign in sheet

Meeting called to order at 6:45 pm.

1. Determine a Quorum
Quorum present by roll call
The Chair designated alternate member Payton to serve and to vote in place of the regular absent member
2. Review and Approval of the Meeting Agenda
(Nguyen) moved, seconded by (Rocque) to approve the agenda as written 5-0 in favor
3. Approval of Minutes: December 11, 2023
No discussion
(Nguyen) moved, seconded by (Rocque) to approve the minutes as written 5-0 in favor
4. Public Participation of Non-Agenda Items:
None

Old Business:

None

New Business

5. Preapplication Request Conference – OMM24, LLC, Randy Miller/Michael Bolk are Requesting a Proposed 2 acre Lot Subdivision on 72 Heath Road and Proposed 2 Lot Subdivision located on Azwelikit Road Being Located on Tax Map 11 - Lots 11 and 11-3

For detailed information about Casco Planning Board meetings, please refer to complete audio and video recordings available on the Town of Casco website at www.cascomaine.org

Applicants Miller and Bolk gave a brief overview of the proposed subdivision request.

Planning Board Chair McAllister asked for further comments or concerns from the Board

Chair McAllister and Nguyen expressed the concerns for road safety of Azwelikit, grade of road, discussion with Chief Cole regarding safety, design and construction of streets, and possibly widening 50' on each side. Referred to ordinance section Design and Construction of Streets

No action taken

- 6. Minor Subdivision/Lot Split Request by Applicant Lou Emery being Represented by Main-Land Development Consultants, Inc. Property is located on Quaker Ridge Road, Tax Map 2, Portion of Lot 29 (Lot 29-A) to be Split**

Applicant Lou Emery apologized for the representative being unavailable. Emery gave a brief overview of his request of the one lot that is owned by him and his son and splitting the lot to make a second.

Wiesemann noted it is all one lot. The original owner subdivided the lot and never legally recorded it.

The Board reviewed the checklist for completeness.

Item #4. Item #9 (done by town accessing) Item#11 Item #12 and Item #23 need to be addressed by applicant

(Nguyen) moved to deem application incomplete at this time and the applicant receive a list of what is being requested seconded by (Rocque) the board voted 5-0 in favor

- 7. Site Plan Application Request by Applicant Derek Januszewski, Pastor of Pachamama Sanctuary, Being Represented by Tom Federle, Esq. Archipelago Law. Property located at 50 Rabbit Run Lane, Casco Map 3, Lot 9-2**

Tom Federle representing Derek Januszewski of Pachamama Sanctuary gave a brief review asking to be removed from tonight's agenda and table for future consideration due to a landlord/tenant issue. Pachamama has shut down all operations and has given notice to participants and groups that all is suspended. If all goes forward with a resolution, they would like to be on the March agenda. If unable to resolve things, they would be back to the board to withdrawn the application

Nguyen asked if the outcome would change the application

Federle noted fundamentally no. The solution the applicant is looking to do is to purchase the property according to the lease agreement and come back in front of the board as the owner not a tenant of the property.

The board asked if they would be willing to withdraw the application vs tabling it and come back with a new application to review

Federle noted as long as it is the understanding that the applicant can certainly come back to the Board with a modified new application he will certainly be willing to withdraw the application.

The Board agreed

Federle withdraw the application

7. Next Meeting

February 12, 2024

Nguyen commented looking through the checklists and the policies, amendments need to be made regarding the reference to “working days” for materials to be submitted. The town’s working days have changed from a 5-day week to a 4-day week. Therefore, these should change soon to meet the Annual Town Meeting date.

Chair Mcallister will contact Towns legal counsel.

8. Adjourn Meeting

**Planning Board Member (Payton) moved, seconded (Rocque) to adjourn at 7:50 pm.
5-0 in favor**

**Ryan McAllister, Chair
Town of Casco Planning Board**

**Mary Tremblay, Deputy Code Enforcement
Town of Casco**