



Town of Casco

Planning Board Meeting Minutes
August 25, 2025
Casco Community Center

Planning Board Members Present

Marc Rocque (Chair)
Dave Fowler (Co-Chair)
Michele Williams
Carol Drew
Tiffany Payton

Staff Present

John Wiesemann,

Absent: , Ryan McAllister, Mary Tremblay

First Order of Business

1. MEETING CALLED TO ORDER AT 6:30 PM
2. Determine a Quorum

A Quorum determined by roll call.

Motion: Fowler moved to accept the two alternates as voting members for tonight's meeting

Second: Williams second

The Board vote 5-0

3. Approval of the Meeting Agenda

Discussion: Williams noted changing Agenda #7 Discuss moving Road Standards from Shoreland Zoning to Performance Standards. **Change Shoreland Zoning to Subdivision in performance standards.** Rocque noted the road standards are in the Subdivision Code to review and discuss not the Shoreland Zoning.

Motion: Fowler to move accept the agenda with changes as discussed

Second: Williams second

The Board vote: 5-0

4. The approval of July minutes tabled for next meeting (not completed)

Motion: Williams moved

Second: Payton second

The Board vote: 5-0

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

5. Public Participation of non-agenda items

Sam Brown noted his appreciation for the agenda and the committees and thanked the planning board for their role in the community.

Old Business

No old business

New Business

6. Discuss process for new applications and timelines for professional staff to complete supporting documents and findings of fact and where that is all posted.
Rocque noted some members are not present tonight, but it has been brought to his attention the difficulty getting all packets together and all information for findings and facts. The planner Vanessa will not be with the board or town as we go forward, getting notes on applications might be a bit tricky while the town searches for a new planner. Determinations will be made by the planning board until a planner is found.

Plummer, chair of the Selectboard, gave a brief overview of the Selectboards process of a new planner. Moving forward they will be reviewing all the options and bringing them to the planning board.

Discussion on the submittal and deadlines for the applications as set by calendar, which is done by Mary, agenda setting same time every month by zoom or in person.

Agenda setting: Thursday at 6:30 am

Packet will be posted after agenda meeting.

November and December agenda setting will be held on Wednesday prior to

No action discussion only

7. **Discuss moving road standards from Shoreland Zoning to performance standards. This will be discussed as road standards from the Subdivision to be modified.**

Discussion

John will look up standards for non-subdivision roads and get back to board at next meeting.

No action discussion only

8. **Discuss the safe streets policy relative to updating code.**

Sam Brown presented some material from GPCOG for safe streets to review.

No action discussion only

9. Discuss how the Board will approach the coming subcommittee review of Casco Village relative to getting Comprehensive Plan into village ordinance codes.

The committee is to review casco village codes specifically and look at the Comprehensive Plan and what aspects of the way the code is put together need to change to match the comprehensive plan.

Possibly land use, space standards, change of use and dialog with village residents

No action discussion only

Next Meeting:

September 22, 2025 @ 6:30 am Casco Community Center

Preliminary proposal for contract zoning request for 960 Meadow Rd, Casco Country Village Assisted Living

7. Adjournment

Motion: Payton moved to adjourn the meeting

Second: Williams seconded the motion

The Board voted to adjourn the meeting. 5-0 in favor

Meeting adjourned at 8:00 p.m.

Marc Rocque, Chair

Mary Tremblay, Deputy CEO
Respectfully Submitted