

Town of Casco
Comprehensive Plan Implementation Committee
Draft Agenda
6:00 pm, 22 January 2026
Casco Community Center

First Order of Business

1. Call Meeting to Order
2. Determine a Quorum
 - a. Attending Members:
 - i. Rob Williamson
 - ii. Rae-Anne
 - iii. Tom M
 - iv. Sam Brown
 - v. Pam Edwards
 - vi. Joe Armenti
 - vii. Tiffany Peyton (Virtual)
 - b. Absent Members:
 - i. Bob M
 - ii. Resigned: Michelle
 - iii. PUBLIC:
 1. Bob Learned
 2. Amy Brown
3. Review and Approval of the Meeting Agenda
 - a. Moved: Rae-Anne Moved and Approved.
4. Approve Minutes: 18 December 2026
 - a. Move: Pam Moved and Approved.

Public Comments

End of the meeting

Bob Learnard held comments for a future time

Ongoing Business

1. Housekeeping
2. Committee Updates (Short, Concise versions)

- a. **Rae Anne: Safe Streets:**
 - i. Quaker Ridge Project under way.
 - ii. DOT working on 121 and three intersections in Town.
 - iii. Long Term Work on 121 from Village to Pikes Corner
 - iv. Bike Rodeo May 2nd
 - 1. Engagement Day with all volunteer entities
 - 2. Enhancing Volunteerism
 - 3. Next Meeting January 28
 - v. **Reminder of Courney Walsh Engagement Meetings**
 - 1. Sunday (25th) and Thursday (29th).
 - b. **Village Working Group**
 - i. First Meeting was yesterday with **Resilience Planning Group**
 - ii. Targeting June 2027 Town Meeting for new ordinances/zoning
 - iii. Casco Village Focus
 - iv. Next Meeting: TBD
 - c. **Rob Williamson**
 - i. CPIC update to Planning Board recapped.
 - d. **Tom McCarthy**
 - i. Water Quality Draft Submitted to the Town
 - ii. All Lake Associations in receipt
 - iii. Pam requests to have shared with CPIC
 - iv. Review and comments being taken now.
 - v. Next Meeting 2-18
 - e. **Sam Brown**
 - i. Open Space Work Continues
 - ii. Targeting June Town Meeting for the Open Space Plan approval.
3. Update on Community Engagement Event
- a. See above for May 2nd in conjunction with Bike Rodeo

New Business

- 1. Review priority list. **For homework: each CPIC member should send Rob their 3 priorities from the list of items labeled “not underway” prior to the next meeting.**
 - a. Rob shares results from the committee submissions
 - b. 3 rose to the top:
 - i. Number 3: Amend Residential District.

1. Tom calls out importance of implementing 'Architectural Standards' and setting a plan for implementation in the code.
 - a. Define different **residential districts** in town.
 - b. Define Farmland.
 - c. Determine available growth areas.
 - d. Propose **subcommittee** for map review for different zones to feed to work group.
 - e. Meeting Date: Thursday, March 5th at 6:00 PM
 - i. Posted to calendar
 2. Rae-Anne comments that the Village Working Group will be working on this.
 - a. Shows in Comp Plan on Page 67.
 3. Pam adds see below Items 3 and 4.
 - ii. Number 50: Improve Cell Coverage in Villages
 - iii. Number 118: Update communication Strategies.
2. Communications discussion regarding the input sent to Tom.
- a. Pam sent a re-cap
 - i. Pam to set meeting with Tony/Allison to start the work
 - b. Incorporate with Tom's Notes
 - i. Sam and Rob to send notes again.
 - c. Tom's Comments:
 - i. Looking for help to recap comments
 - ii. Improve the Website – hard to find basic content.
 - iii. Needs help – passing the lead to Pam.
 - d. Rae-Anne
 - i. Ask for feedback from other committees/public.
 - ii. Requests individual email addresses for Committee Chairs
3. Discussion of Casco Village Vision.
- a. Where does the 'Village' begin & end?
 - i. All members asked to give their opinions on this.
 - b. Pam Shares ideas
 - i. Variety, lack of 'Cookie Cutter' Feel
 - ii. Expand Village boundaries further north
 - c. Rob
 - i. Does not want to see more development in the village or cluster developments.
 - ii. Does not like the new **Mill Estates** project.
 - d. Tiffany

- i. Comments on existing understanding of the Village Limits
 - ii. Extend Village Zone North Past the old Hancock Lumber Retail Store (currently Fire Wood supplier)
 - e. Tom
 - i. New England Village Look/Feel
 - ii. Mixed Use
 - 1. Bed and Breakfast
 - 2. Coffee Shop
 - f. Joe
 - i. Key is architecture
 - ii. Attract small business with a draw of another cornerstone business (REI/LL Bean/Bike Shop)
 - g. Sam
 - i. Enhance Walkability
 - ii. Water Connectivity on Parker Pond from Berry Property to Pleasant Lake via Lilly Brook
 - iii. Include Fish Hatchery
 - iv. Include Town Beach
- 4. Discuss the Place Code /Type video.
 - a. Not undertaken.

Set Agenda for next meeting

- **Old Business**
 - Housekeeping
 - Committee Updates (Short, Concise versions)
 - Update on Community Engagement Event
 - Review priority list. **For homework: each CPIC member should send Rob their 3 priorities from the list of items labeled “not underway” prior to the next meeting.**
 - Communications discussion regarding the input sent to Tom.
 - Discussion of Casco Village vision.
- **New Business**
 - Residential District Working Group
 - Consider Fiscal Budget for 2027
 - Plan CPIC Budget Request
 - Planning Services needed?

Set next meeting date

- Conflict for February 26th
- **Re-set to February 19th**

Reminder to the Attending Public: CPIC meetings are open to the public, but the public may not speak unless recognized by the Committee Chair or Vice Chair in their absence. Except during a public hearing, comment time is limited to 2 minutes per speaker during public participation or on agenda items. Matters related personnel will not be heard.