



**Town of Casco
Planning Board Meeting Minutes
July 27, 2026**

Planning Board Members Present

Marc Rocque
Dave Fowler
Joseph Armenti
Tom McCarthy

Staff Present

John Wiesemann, Devin Langadas, Doug Webster -Town Planner

First Order of Business

Meeting Called to Order

The meeting was called to order at 6:40

Quorum Determination

A quorum was determined by roll call

Review and Approval of the Meeting Agenda

Motion: Armenti

Second: Fowler

Vote: 4-0

Approval of June 22nd Meeting Minutes

Motion: Fowler

Second: Armenti

Vote: 3-0

Public Participation for Non-Agenda Items

Old Business:

Public Hearing- Island Cove Building & Development, Inc. - Minor subdivision on Heath Road
Map/lot11-14-A

Motion: Fowler made a motion to wave storm water drainage requirements and what has been provided is acceptable and given that the construction had taken place prior to the submission based on a single lot being constructed.

Second: Armenti

Vote: 3-0



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Motion: Fowler motion to accept a waiver on 210-9.10 on the plan and profile based on the fact its an existing road that we were able to inspect.

Second: Armeni

Vote: 4-0

Motion: Fowler moved to approve the Island Cove Heath Road subdivision and noting on record that the applicant has acknowledged that under the current standards that he would have to revise the plan or seek a waiver to utilize the driveway

Second: Armeni

Vote: 4-0

New Business

Derek Januszewski, Pachamama Sanctuary – Site Plan Review 50 Rabbit Run Lane, Casco ME 04015 Map/Lot 3-9-2

Motion: Fowler made a motion to determine the application incomplete because of the following incomplete information:

- 1.) Completed application on the provided form in accordance to 7.4A1
- 2.) A site plan prepared in accordance and containing all the information of 7.4A2
- 3.) A storm water drainage plan pursuant to 7.43
4. Building plans pursuant to 7.4.6
- 5.) More information relevant to the two identified permits; state fire marshal permits and DHHS permits
- 6) Life safety plan
- 7.) A parking and circulation plan

Second: Armenti

Vote: 4-0

Public Hearing - 960 Meadow Road Holdings, LLC. Country Village Assisted Living - Site Plan Review 960 Meadow Road, Casco ME 04015 Map/Lot 42-19

Motion: Fowler motion the application is complete with peer review for storm water and survey

Second: Armenti

Vote: 4-0



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Discussion:

Roads/Street Ordinance

Adjournment

Future Meeting dates

August 24, 2026

September 28, 2026

TOWN OF CASCO

635 Meadow Road • Casco, ME 04015 • 207-627-4515

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