

TOWN OF CASCO  
PLANNING BOARD MEETING  
November 18, 2024  
6:30 PM  
**AMENDED 11/18/2024**

**First Order of Business:**

- Call Meeting to Order
- Determine a Quorum
- Review and Approval of the Meeting Agenda
- Approve Meeting Minutes of October 21, 2024
- Public Participation for Non-Agenda Items

**Old Business:**

**New Business:**

- Site Plan Review:
  - New Application submitted by Tor Moson requesting a Proposed Brewery and Tap Room at 333 Roosevelt Trail, Casco ME. Map 2, Lot 14-E  
The site will be called MosonBray LLC
- **Comprehensive Plan Implementation Discussion**

**Comments:**

**Next Meeting**

December 9, 2024

**Adjourn Meeting:**

**Reminders to the Attending Public:** Planning Board Meetings are open to the public, but the public may not speak unless recognized by the Board Chair or Vice Chair in their absence. Except during a public hearing, comment time is limited to 2 minutes per speaker during public participation. Matters related to personnel shall not be heard.

APPLICANT'S NAME Moson Bray (Please print). DATE 10/24/

**CASCO SITE PLAN REVIEW SUBMISSIONS CHECKLIST**

*Unless expressly waived by the Planning Board, the following items are required for all applications for Site Plan Review.*

\*ALL items must be answered. If N/A, include explanation. If any items are left blank, the application will be deemed incomplete.

	<u>*Applicant</u> (check complete)	<u>Planning Board</u> (date complete)
A. A fully executed and signed copy of the application for Site Plan Review.	<input checked="" type="checkbox"/>	
B. Fifteen (15) copies of a site plan showing the following at a scale not to exceed 50' to the inch.	<input checked="" type="checkbox"/> Done 10/24	
1. Owner's name, address and signature.	<input checked="" type="checkbox"/>	
2. Names and addresses of all abutters.	<input checked="" type="checkbox"/>	
3. Sketch map showing general location of site within town.	<input checked="" type="checkbox"/>	
4. Boundaries of contiguous properties under control of owner or applicant.	<input checked="" type="checkbox"/>	
5. Bearing and distances of all property lines and source of this information.	<input checked="" type="checkbox"/>	
6. Zoning classifications(s) and boundaries.	<input checked="" type="checkbox"/>	
7. Soil types and locations.	<input checked="" type="checkbox"/>	
8. The location of all building setbacks as required by zoning ordinance.	N/A see EX1	
9. The location, size and character of all signs and exterior lighting.	<input checked="" type="checkbox"/>	
10. The lot area of the parcel, street frontages, and zoning requirements for minimum lot.	<input checked="" type="checkbox"/>	
11. The location of all existing and proposed buildings (including size and height), driveways, sidewalks, parking spaces, loading areas, open spaces, large trees, open drainage courses, signs and exterior lighting, utilities, services areas, easements and landscaping.	<input checked="" type="checkbox"/>	

12. The location of all buildings within 50 feet of the parcel to be developed and the location of intersecting roads or driveways within 200 feet of the parcel.

✓

\_\_\_\_\_

13. Existing and proposed topography of the site at 2-foot contour intervals if major changes to existing topography are being proposed.

N/A see EX 1

\_\_\_\_\_

C. A stormwater drainage plan showing:

1. The existing and proposed method of handling stormwater runoff.

✓

\_\_\_\_\_

2. The direction of flow of runoff through use of arrows.

✓

\_\_\_\_\_

3. The location, elevation, and size of all catch basins, dry wells, drainage ditches, swales, retention basins, culverts and storm sewers.

✓

\_\_\_\_\_

4. Engineering calculations used to determine drainage requirements based on a 25-year storm frequency, if the project will significantly alter the existing drainage pattern due to such factors as the amount of new impervious surface (such as paving and building area) being proposed.

✓

\_\_\_\_\_

D. A utility plan showing provisions for water supply and wastewater disposal, including a completed HHE 200 form completed by a licensed site evaluator or Maine Certified Soils Scientist, and the size and location of all test pits, piping, holding tanks, leachfields, etc.

✓

\_\_\_\_\_

E. A planting schedule keyed to the site plan and indicating the varieties of trees, shrubs and other plants to be planted on the site.

N/A see EX 1

\_\_\_\_\_

F. Building plans, properly scaled, showing all elevations, together with a schedule detailing the type, color and texture of all proposed principal buildings and structures and all accessory buildings and structures.

✓

\_\_\_\_\_

G. Copies of any proposed or existing easements, covenants, and deed restrictions.

✓

\_\_\_\_\_

H. Copies of all applicable State approvals and permits.

see EX 1

\_\_\_\_\_

I. Other information as requested by the Planning Board. Please note below.

TOWN OF CASCO PLANNING BOARD  
APPLICATION FORM

APPLICANT:

Name Moson Bray LLC

Address PO Box 25  
Casco, Me. 04077

Email tor.moson@braysbrewingcompany.com

Telephone Number - Home Tor Moson (207) 712-7686  
PLEASE PROVIDE AT Office Mike Bray (207) 595-0222  
LEAST TWO NUMBERS Cell \_\_\_\_\_

Interest in Property leasing for brewery and taproom  
(attach documentation) see G

Interest in abutting property, if any \_\_\_\_\_

OWNER:

Name CHRISTIAN HILL PROPERTIES LLC  
Address PO Box 707, SOUTH CASCO PLAZA  
04077

PLEASE CHECK THE ADDRESS TO WHICH THE TOWN SHOULD DIRECT ALL  
CORRESPONDENCE.

TYPE OF PROSPECTIVE ACTIVITY:

- Minor Subdivision Plan Review
- Major Subdivision Preliminary Plan Review
- Major Subdivision Final Plan Review
- Site Plan Review - List Type
- Other (specify) Build small Addition on existing structure to open a small brewery and taproom

PROJECT  Single Family  Multiplex  Other

LOCATION

Street Address 333 Roosevelt Trail  
Registry of Deeds Book 8751 Page 0281  
Assessor's Office Map \_\_\_\_\_ Lot 14E

OTHER PROJECT INFORMATION

Size of Parcel (acres) 1.47

Is Zoning Board of Appeals Approval required?  No  Yes

Does the applicant intend to request any waivers of Subdivision or Zoning Ordinance provisions?  No  Yes.

If yes, list and give reasons why:

N/A

**FEES:**

The current schedule of Town fees is attached or available online.  
**Please note: If the Board requests consultation with the Town's lawyer, fees will be passed off to the applicant.**

**MAPS:**

Digital Map Files need to be provided at the time of Planning Board approval. If available, digital map files including level of detail typically occurring on our tax maps (such as base line work, boundary dimensions, lot #'s, areas, road names, etc...).

**DEP NOTIFICATION:**

1. If land development over 20 acres or 5 lots or more, the request requires DEP review.
2. DEP approval must be obtained *PRIOR* to final Planning Board approval.

**OTHER:**

1. Any WETLAND must be reviewed by the Army Corps of Engineers.

**ABUTTOR NOTIFICATION:**

1. Applicant **MUST** notify all landowners within 500' of the property by CERTIFIED MAIL RETURN RECEIPT REQUESTED.
2. Landowners **MUST BE NOTIFIED AT LEAST 10 CALENDAR DAYS PRIOR TO SCHEDULED MEETING.**
3. the list of landowners with ALL RECEIPTS MUST BE TURNED IN TO THE PLANNING BOARD SECRETARY NO LATER THAN SEVEN (7) DAYS PRIOR TO THE DATE OF THE MEETING.

The undersigned, being the applicant, owner or legally authorized representative, states that all information contained in this application is true and correct to the best of his/her knowledge and hereby does submit the information for review by the Town and in accordance with applicable ordinances, statutes and regulations of the Town, State, and Federal Government.

\* All materials to be considered by the Planning Board will be received no later than NOON on the due date for the specific Planning Board meeting. Any material or information received thereafter will not be heard by the Planning Board until a later meeting.

PLEASE TAKE NOTE OF THE FOLLOWING PROVISION OF THE SUBDIVISION ORDINANCE:

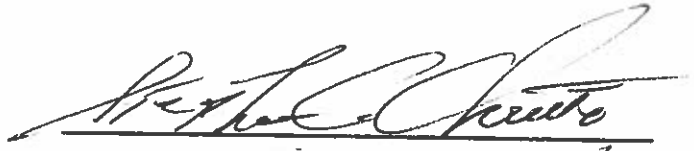
§6.1.1 Within six (6) months of the Planning board's classification of the proposal as a Major Subdivision, the applicant shall submit an application for approval of a Preliminary Plan. The Preliminary Plan shall approximate the layout shown on the sketch plan plus any recommendations made by the Planning Board. Substantial redesign of the sketch plan or failure to meet the six (6) month deadline shall require resubmission of the sketch plan to the Planning Board.

10/24/2024

DATE



SIGNATURE OF APPLICANT/OWNER OR REPRESENTATIVE



FOR CHRISTIAN HILL PROPERTIES, LLC



# 500 feet Abutters List Report

Casco, ME  
October 07, 2024

## Subject Property:

Parcel Number: 2-14-E  
CAMA Number: 2-14-E  
Property Address: 333 ROOSEVELT TRL Unit E

Mailing Address: CHUTE, EDWARD & GLORIA & STEPHEN  
PO BOX 274 C/O KRISTIN CHUTE  
SOUTH CASCO, ME 04077

## Abutters:

Parcel Number: 2-13-A  
CAMA Number: 2-13-A  
Property Address: 315 ROOSEVELT TRL Unit A

Mailing Address: BOONE, LARRY J SR  
315 ROOSEVELT TRL  
CASCO, ME 04015

Parcel Number: 2-14  
CAMA Number: 2-14  
Property Address: 46 RED MILL RD

Mailing Address: YELLOW BEAR, INC  
PO BOX 1000  
SOUTH CASCO, ME 04077

Parcel Number: 2-14-4  
CAMA Number: 2-14-4  
Property Address: 325 ROOSEVELT TRL Unit 4

Mailing Address: PROSSER, ALAN R  
195 ST. JOHN ST  
PORTLAND, ME 04102

Parcel Number: 2-14-4B  
CAMA Number: 2-14-4B  
Property Address: RED MILL RD Unit 4B

Mailing Address: YELLOW BEAR, INC  
PO BOX 1000  
SOUTH CASCO, ME 04077

Parcel Number: 2-14-F  
CAMA Number: 2-14-F  
Property Address: 17 CHUTES MOUNTAIN LN Unit F

Mailing Address: MIRANDA, DANIELA CASCO, WILSON  
312 MAIN ST  
GORHAM, ME 04038

Parcel Number: 2-14-F1  
CAMA Number: 2-14-F1  
Property Address: 24 CHUTES MOUNTAIN LN Unit F1

Mailing Address: TURNBALL, AMANDA M  
24 CHUTES MOUNTAIN LN  
CASCO, ME 04015

Parcel Number: 2-14-G  
CAMA Number: 2-14-G  
Property Address: 10 RED MILL RD Unit G

Mailing Address: CHUTE, STEPHEN & LINDA  
PO BOX 274 C/O KRISTIN CHUTE  
SOUTH CASCO, ME 04077

Parcel Number: 2-15-1  
CAMA Number: 2-15-1  
Property Address: 326 ROOSEVELT TRL Unit 1

Mailing Address: MH PARSONS & SONS LUMBER  
COMPANY  
PO BOX 450  
YORK, ME 03909

Parcel Number: 2-15-2  
CAMA Number: 2-15-2  
Property Address: 342 ROOSEVELT TRL Unit 2

Mailing Address: CURTIS AUTO SALES, LLC  
PO BOX 609  
OXFORD, ME 04270

Parcel Number: 2-15-3  
CAMA Number: 2-15-3  
Property Address: ROOSEVELT TRL Unit 3

Mailing Address: GOODHUE SEBAGO REAL PROPERTY,  
LLC  
PO BOX 853  
WOLFEBORO, NH 03894



# 500 feet Abutters List Report

Casco, ME  
October 07, 2024

Parcel Number: 2-16  
CAMA Number: 2-16  
Property Address: 4 INDUSTRIAL WAY

Mailing Address: PRM PROPERTIES, LLC  
PO BOX 1099  
RAYMOND, ME 04071

Parcel Number: 2-16-1  
CAMA Number: 2-16-1  
Property Address: SEBAGO HAVEN RD Unit 1

Mailing Address: WELCH, WILLIAM M TTEE SEBAGO  
HAVEN RD PRESERVATION TRUST  
PO BOX 9729  
PORTLAND, ME 04104-5029

Parcel Number: 2-22-A  
CAMA Number: 2-22-A  
Property Address: 29 GRANITE LN Unit A

Mailing Address: NOBLE, KIRK S  
29 GRANITE LN  
CASCO, ME 04015

Parcel Number: 2-22-A2  
CAMA Number: 2-22-A2  
Property Address: 21 GRANITE LN Unit A2

Mailing Address: MADISON, JOHN W  
PO BOX 752  
SOUTH CASCO, ME 04077

Parcel Number: 2-22-B  
CAMA Number: 2-22-B  
Property Address: 15 GRANITE LN Unit B

Mailing Address: MORTON, THOMAS & DEBORAH  
15 GRANITE LN  
CASCO, ME 04015

Parcel Number: 24-10  
CAMA Number: 24-10  
Property Address: 355 ROOSEVELT TRL

Mailing Address: D'ASCANIO, NICHOLAS D  
PO BOX 102  
SOUTH CASCO, ME 04077

Parcel Number: 24-11  
CAMA Number: 24-11  
Property Address: 351 ROOSEVELT TRL

Mailing Address: WEBB, PETER S & PAULINE  
78 RASPBERRY LN  
BRIDGTON, ME 04009

Parcel Number: 24-12  
CAMA Number: 24-12  
Property Address: 6 GRANITE LN

Mailing Address: BOLK, MICHAEL  
6 GRANITE LN  
CASCO, ME 04015

Parcel Number: 24-6  
CAMA Number: 24-6  
Property Address: 312 ROOSEVELT TRL

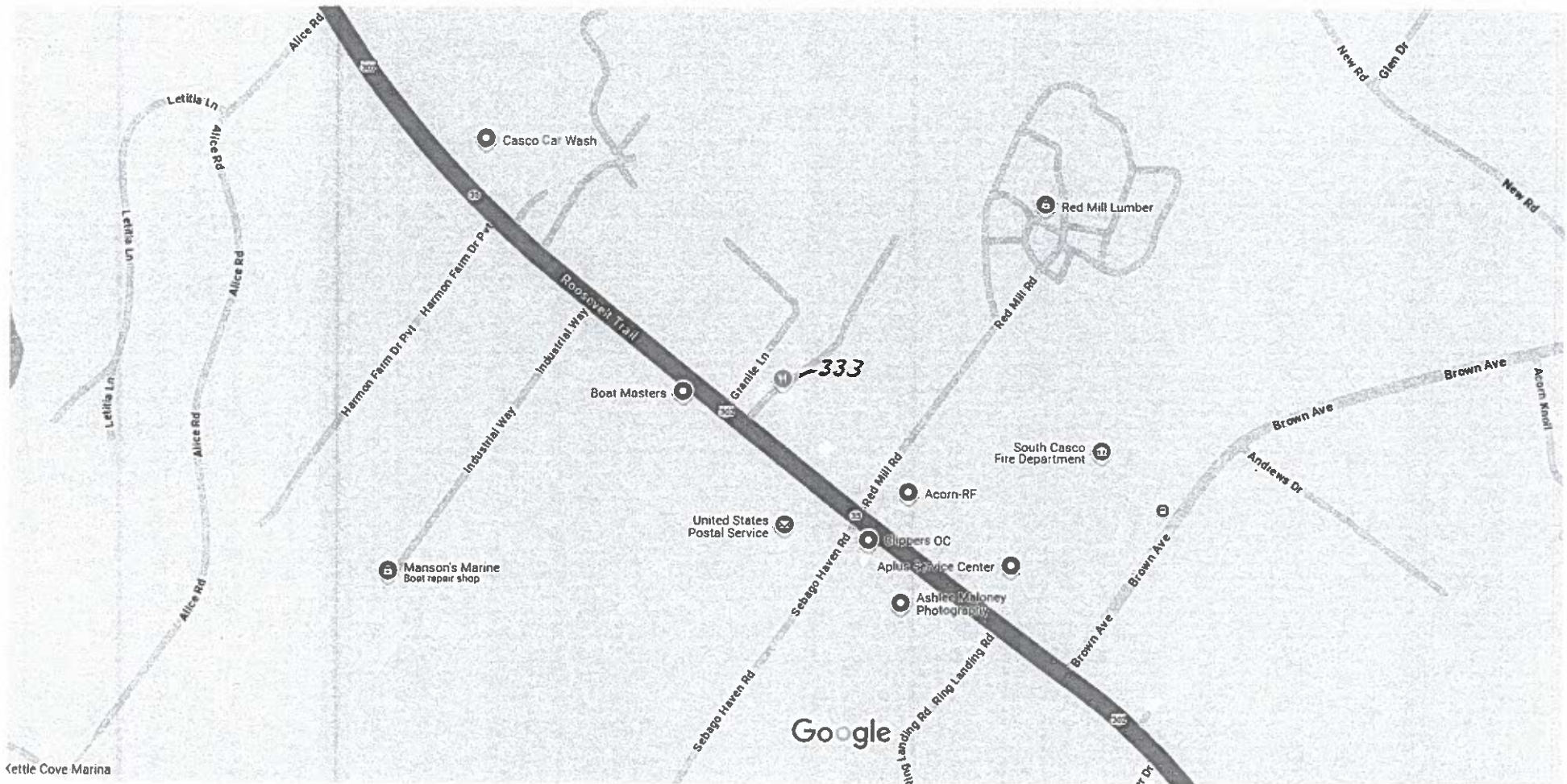
Mailing Address: WEINSTEIN, NEAL L  
32 SACO AVE  
OLD ORCHARD BEACH, ME 04064

Parcel Number: 24-7  
CAMA Number: 24-7  
Property Address: 314 ROOSEVELT TRL

Mailing Address: CLIPPERS OC, LLC  
4 VISTA RD  
RAYMOND, ME 04071

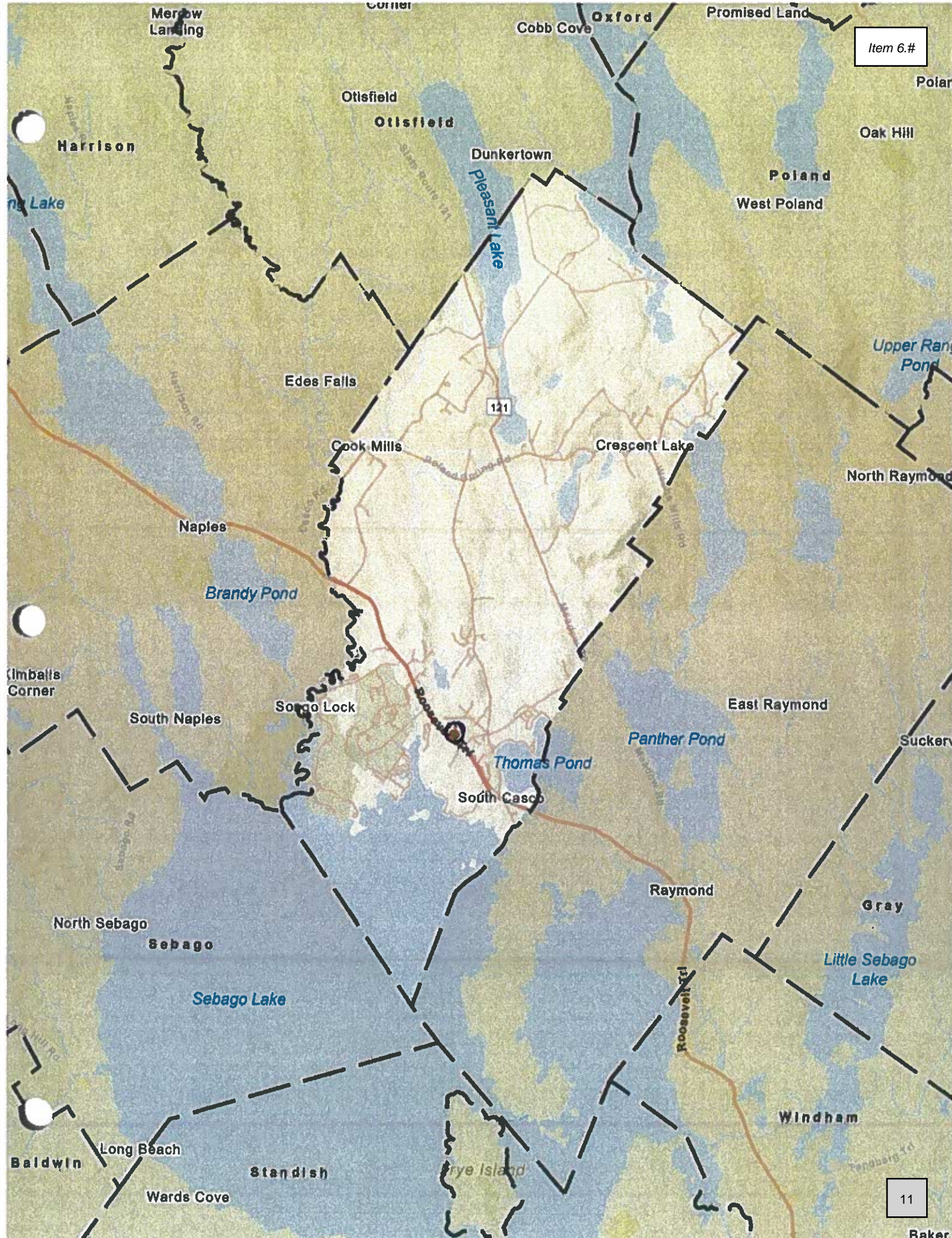


# Google Maps 333 Roosevelt Trail, Casco, Maine

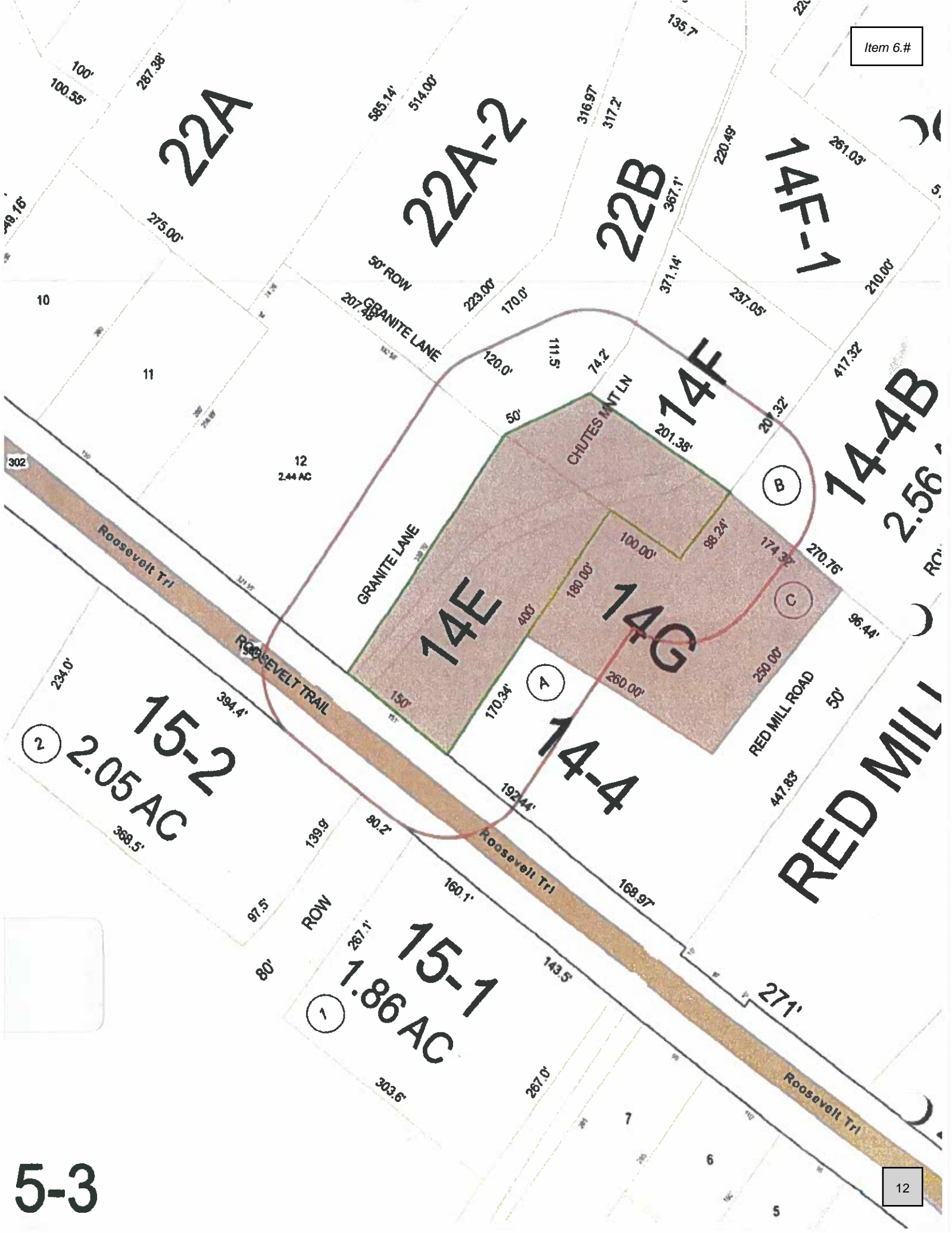


Map data ©2024 Google 200 ft





Item 6.#



5-3

GRANITE LANE  
207.48'

223.00'  
170.0'

111.5'

74.2'

31'

14F

201.38'

12  
2.44 AC

GRANITE LANE  
339.70'

CHUTES MNT LN

50'

120.0'

98.24'

100.00'

14E

180.00'

14G

400'

260.00'



ROOSEVELT TRAIL

150'  
151'

170.34'

14-4

192.44'

139.9'

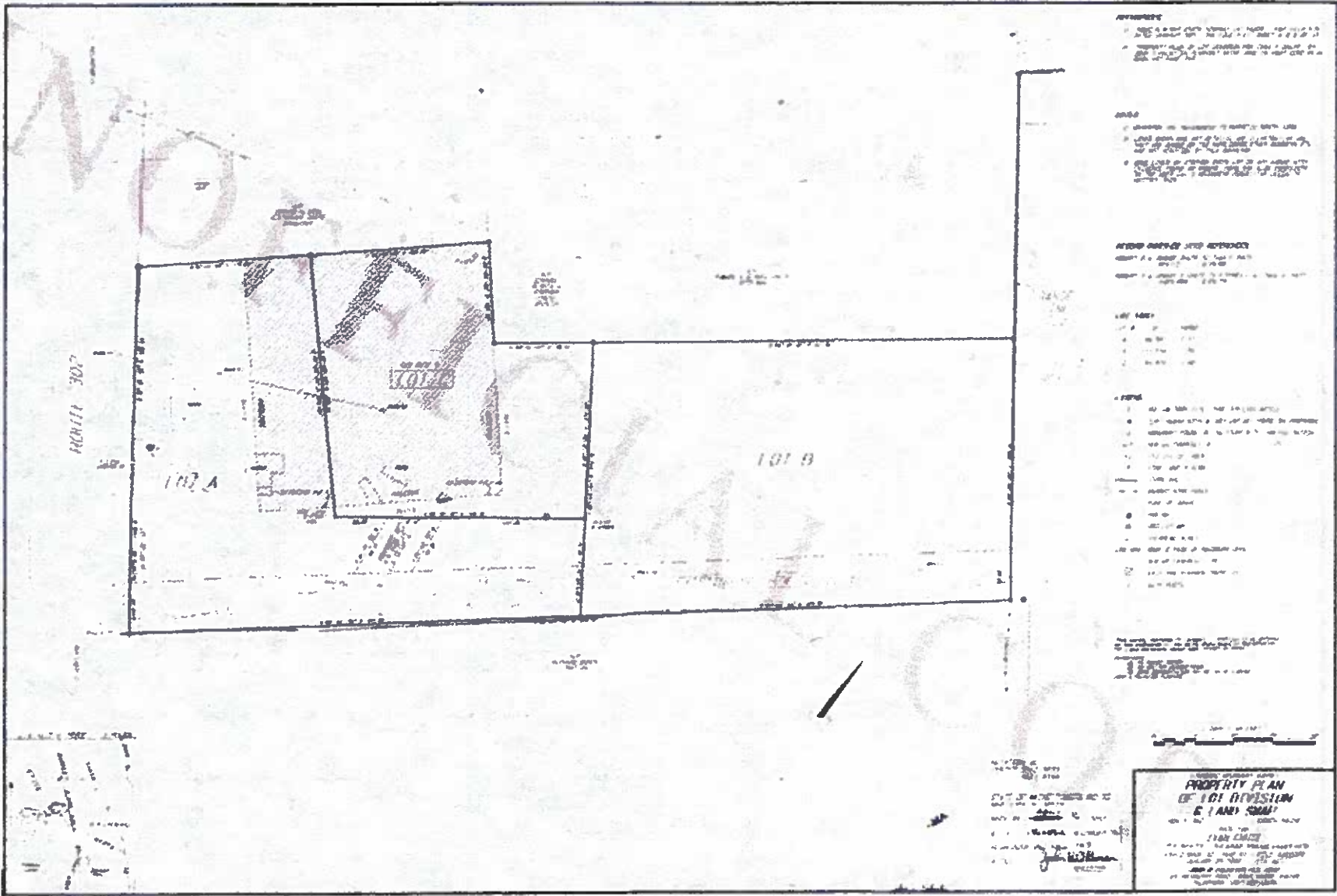
80.2'

302

Roosevelt Trl

160

168



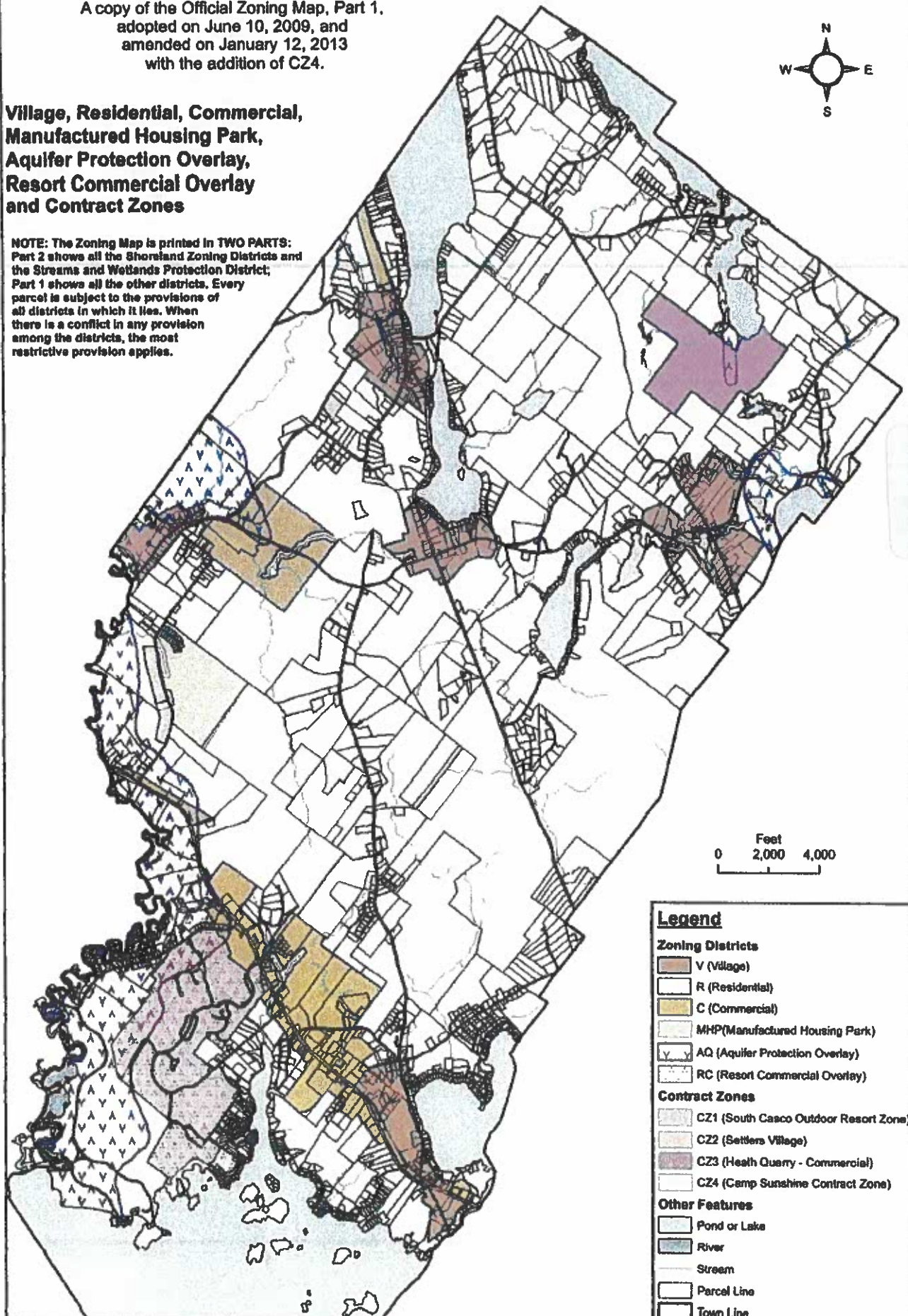
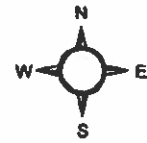
# Town of Casco Zoning Map - Part 1 of 2

Item 6.#

A copy of the Official Zoning Map, Part 1,  
adopted on June 10, 2009, and  
amended on January 12, 2013  
with the addition of C24.

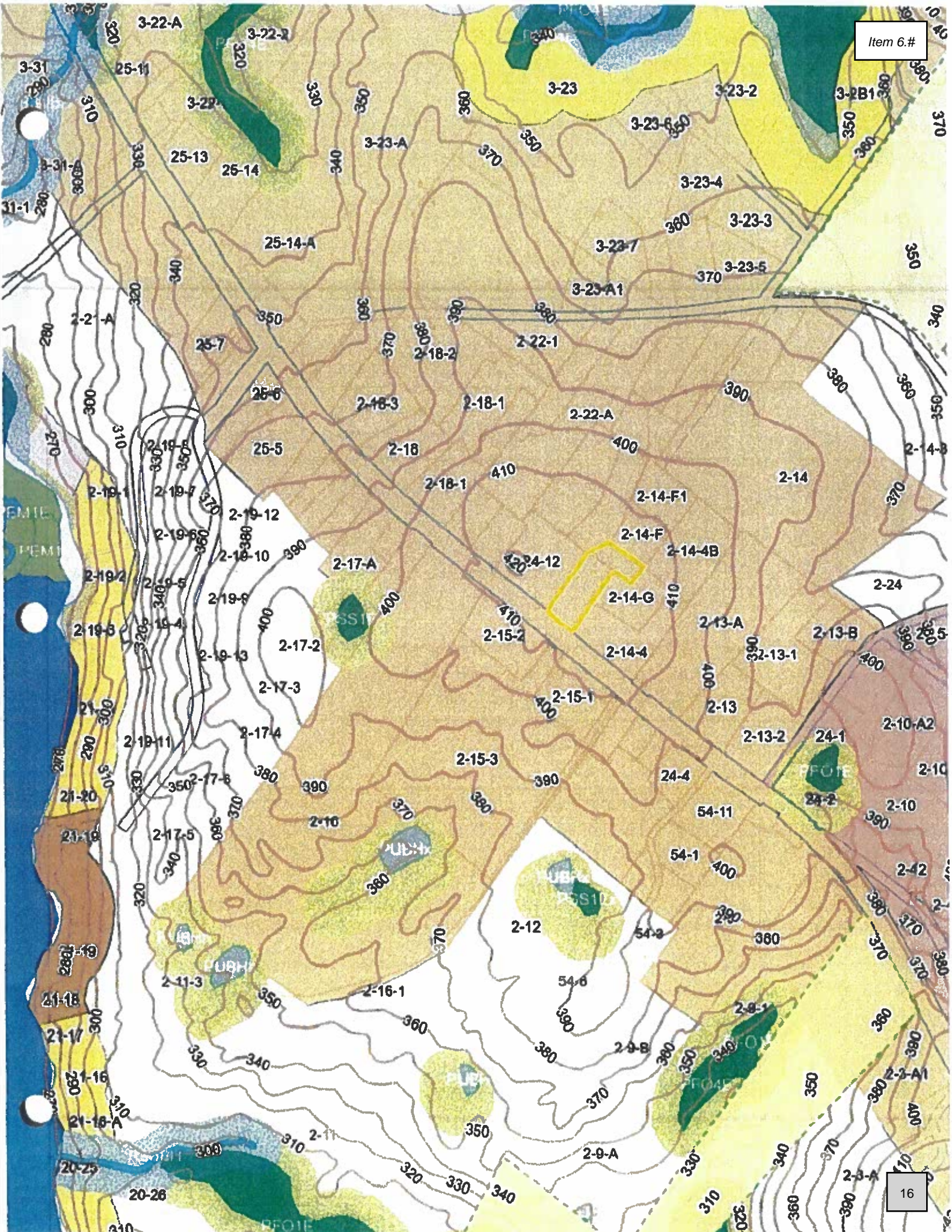
## Village, Residential, Commercial, Manufactured Housing Park, Aquifer Protection Overlay, Resort Commercial Overlay and Contract Zones

**NOTE:** The Zoning Map is printed in TWO PARTS:  
Part 2 shows all the Shoreland Zoning Districts and  
the Streams and Wetlands Protection District;  
Part 1 shows all the other districts. Every  
parcel is subject to the provisions of  
all districts in which it lies. When  
there is a conflict in any provision  
among the districts, the most  
restrictive provision applies.



Legend	
<b>Zoning Districts</b>	
	V (Village)
	R (Residential)
	C (Commercial)
	MHP (Manufactured Housing Park)
	AQ (Aquifer Protection Overlay)
	RC (Resort Commercial Overlay)
<b>Contract Zones</b>	
	CZ1 (South Casco Outdoor Resort Zone)
	CZ2 (Settlers Village)
	CZ3 (Heath Quarry - Commercial)
	CZ4 (Camp Sunshine Contract Zone)
<b>Other Features</b>	
	Pond or Lake
	River
	Stream
	Parcel Line
	Town Line

Item 6.#





# SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Division of Health Entry  
#207)289-3826

Item 6.#

**PROPERTY ADDRESS**

Town Or Plantation: CASCO

Street Subdivision Lot #: ROUTE 302

**PROPERTY OWNERS NAME**

CHUTES BAKERY

Last: \_\_\_\_\_ First: \_\_\_\_\_

Applicant Name: \_\_\_\_\_

Mailing Address of Owner/Applicant (if Different): \_\_\_\_\_

**Owner/Applicant Statement**  
I certify that the information submitted is correct to the best of my knowledge and understanding that any falsification is reason for the Local Plumbing Inspector to deny a Permit.

Signature of Owner/Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

**Caution: Permit Required**

The Subsurface Wastewater Disposal System shall not be installed until a Permit is attached here by the Local Plumbing Inspector. The Permit shall authorize the owner or installer to install the disposal system in accordance with this application and the Maine Subsurface Wastewater Disposal Rules.

**Caution: Inspection Required**

I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules

Local Plumbing Inspector Signature: \_\_\_\_\_ Date Approved: \_\_\_\_\_

## PERMIT INFORMATION

<p><b>THIS APPLICATION IS FOR:</b></p> <p>1. <input type="checkbox"/> NEW SYSTEM</p> <p>2. <input checked="" type="checkbox"/> REPLACEMENT SYSTEM</p> <p>3. <input type="checkbox"/> EXPANDED SYSTEM</p> <p>4. <input type="checkbox"/> EXPERIMENTAL SYSTEM</p>	<p><b>THIS APPLICATION REQUIRES:</b></p> <p>1. <input checked="" type="checkbox"/> NO RULE VARIANCE</p> <p>2. <input type="checkbox"/> NEW SYSTEM VARIANCE Attach New System Variance Form</p> <p>3. <input type="checkbox"/> REPLACEMENT SYSTEM VARIANCE Attach Replacement System Variance Form</p> <p>a. <input type="checkbox"/> Requiring Local Plumbing Inspector Approval</p> <p>b. <input type="checkbox"/> Requires State and Local Plumbing Inspector Approval</p> <p>4. <input type="checkbox"/> MINIMUM LOT SIZE VARIANCE</p>	<p><b>INSTALLATION IS:</b></p> <p><b>COMPLETE SYSTEM</b></p> <p>1. <input checked="" type="checkbox"/> NON-ENGINEERED SYSTEM</p> <p>2. <input type="checkbox"/> PRIMITIVE SYSTEM (Includes Alternative Toilet)</p> <p>3. <input type="checkbox"/> ENGINEERED (+ 2000 gpd)</p> <p><b>INDIVIDUALLY INSTALLED COMPONENTS:</b></p> <p>4. <input type="checkbox"/> TREATMENT TANK (ONLY)</p> <p>5. <input type="checkbox"/> HOLDING TANK _____ GAL</p> <p>6. <input type="checkbox"/> ALTERNATIVE TOILET (ONLY)</p> <p>7. <input type="checkbox"/> NON-ENGINEERED DISPOSAL AREA (ONLY)</p> <p>8. <input type="checkbox"/> ENGINEERED DISPOSAL AREA (ONLY)</p> <p>9. <input type="checkbox"/> SEPARATED LAUNDRY SYSTEM</p>
<p><b>SEASONAL CONVERSION</b> to be completed by the LPI</p> <p>5. <input type="checkbox"/> SYSTEM COMPLIES WITH RULES</p> <p>6. <input type="checkbox"/> CONNECTED TO SANITARY SEWER</p> <p>7. <input type="checkbox"/> SYSTEM INSTALLED - P# _____</p> <p>8. <input type="checkbox"/> SYSTEM DESIGN RECORDED AND ATTACHED</p>	<p><b>IF REPLACEMENT SYSTEM:</b></p> <p>YEAR FAILING SYSTEM INSTALLED <u>?</u></p> <p>THE FAILING SYSTEM IS:</p> <p>1. <input type="checkbox"/> BED      3. <input type="checkbox"/> TRENCH</p> <p>2. <input type="checkbox"/> CHAMBER      4. <input type="checkbox"/> OTHER _____</p>	<p><b>DISPOSAL SYSTEM TO SERVE:</b></p> <p>1. <input type="checkbox"/> SINGLE FAMILY DWELLING</p> <p>2. <input type="checkbox"/> MODULAR OR MOBILE HOME</p> <p>3. <input type="checkbox"/> MULTIPLE FAMILY DWELLING</p> <p>4. <input checked="" type="checkbox"/> OTHER <u>29 SEAT REST. 1 APT. + BAKERY</u></p> <p>SPECIFY _____</p>
<p>SIZE OF PROPERTY <u>APPROX. 5 ACRES</u></p> <p>ZONING _____</p>	<p><b>TYPE OF WATER SUPPLY</b></p> <p><u>WELL</u></p>	

## DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

<p><b>TREATMENT TANK</b></p> <p>1. <input checked="" type="checkbox"/> SEPTIC: <input checked="" type="checkbox"/> Regular <input type="checkbox"/> Low Profile</p> <p>2. <input type="checkbox"/> AEROBIC</p> <p>SIZE: <u>2-1000</u> GALS</p>	<p><b>WATER CONSERVATION</b></p> <p>1. <input checked="" type="checkbox"/> NONE</p> <p>2. <input type="checkbox"/> LOW VOLUME TOILET</p> <p>3. <input type="checkbox"/> SEPARATED LAUNDRY SYSTEM</p> <p>4. <input type="checkbox"/> ALTERNATIVE TOILET</p> <p>SPECIFY _____</p>	<p><b>PUMPING</b></p> <p>1. <input type="checkbox"/> NOT REQUIRED</p> <p>2. <input type="checkbox"/> MAY BE REQUIRED (DEPENDING ON TREATMENT TANK LOCATION AND ELEVATION)</p> <p>3. <input checked="" type="checkbox"/> REQUIRED</p> <p>DOSE: <u>150 EACH</u> GALS</p>	<p>CRITERIA USED FOR DESIGN FLOW (BEDROOMS, SEATING EMPLOYEES, WATER RECORDS, ETC.)</p> <p><u>29 SEAT RESTAURANT</u></p> <p><u>1-1 BEDROOM APARTMENT</u></p> <p><u>BAKERY TO SERVE RESTAURANT</u></p> <p>DESIGN FLOW: <u>1212</u> (GALLONS/DAY)</p>			
<p><b>SOIL CONDITIONS USED FOR DESIGN PURPOSES</b></p> <table border="1"> <tr> <th>PROFILE</th> <th>CONDITION</th> </tr> <tr> <td><u>3</u></td> <td><u>C</u></td> </tr> </table> <p>DEPTH TO LIMITING FACTOR <u>19</u></p>	PROFILE	CONDITION		<u>3</u>	<u>C</u>	<p><b>SIZE RATINGS USED FOR DESIGN PURPOSES</b></p> <p>1. <input type="checkbox"/> SMALL</p> <p>2. <input type="checkbox"/> MEDIUM</p> <p>3. <input checked="" type="checkbox"/> MEDIUM-LARGE</p> <p>4. <input type="checkbox"/> LARGE</p> <p>5. <input type="checkbox"/> EXTRA LARGE</p>
PROFILE	CONDITION					
<u>3</u>	<u>C</u>					

## SITE EVALUATOR STATEMENT

On 3-28-88 (date) I conducted a site evaluation for this project and certify that the data reported is accurate. The system I propose is in accordance with the Subsurface Wastewater Disposal Rules.

Richard Sweet  
Site Evaluator Signature

034  
SE#

4-20-88  
Date

(Local Plumbing Inspector's Signature if permit is for Seasonal Conversion.)

Item 6.#

# Google Maps 338 ME-35



Casco, Maine

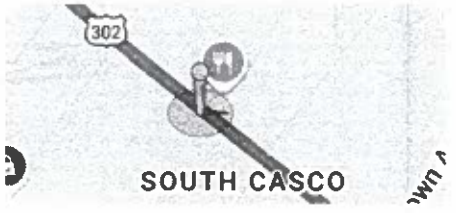
Google Street View

Sep 2023 [See more dates](#)



Google

Image capture: Sep 2023 © 2024 Google



Item 6.#

# Google Maps 336 ME-35



Casco, Maine

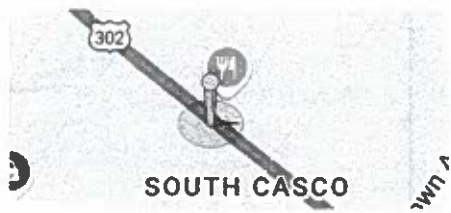
Google Street View

Sep 2023 [See more dates](#)

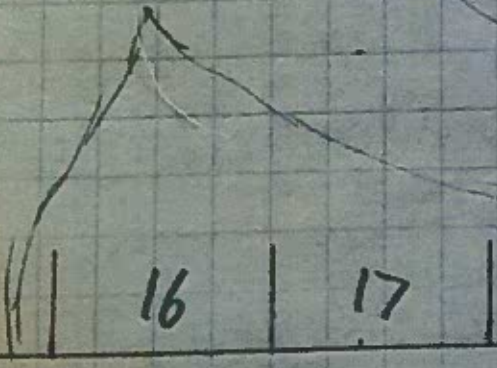
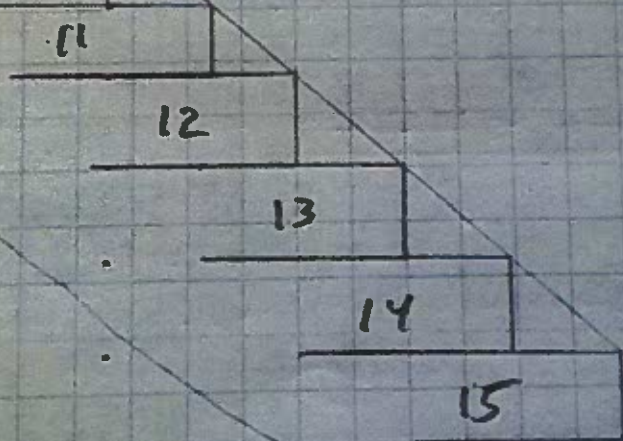
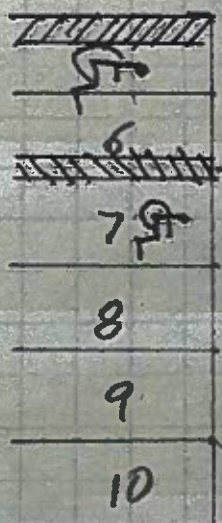
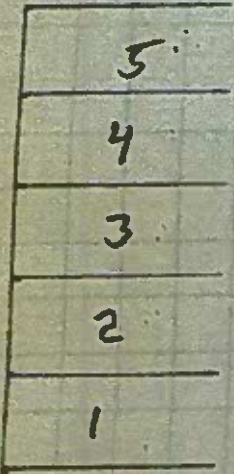
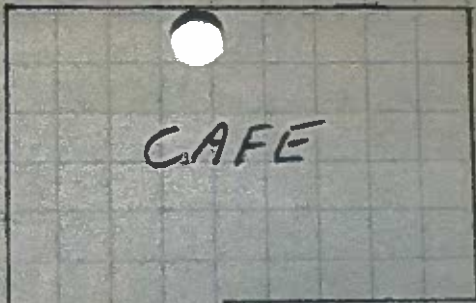
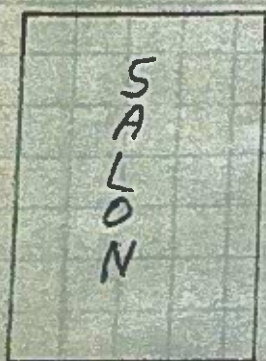
Google

Image capture: Sep 2023 © 2024 Google

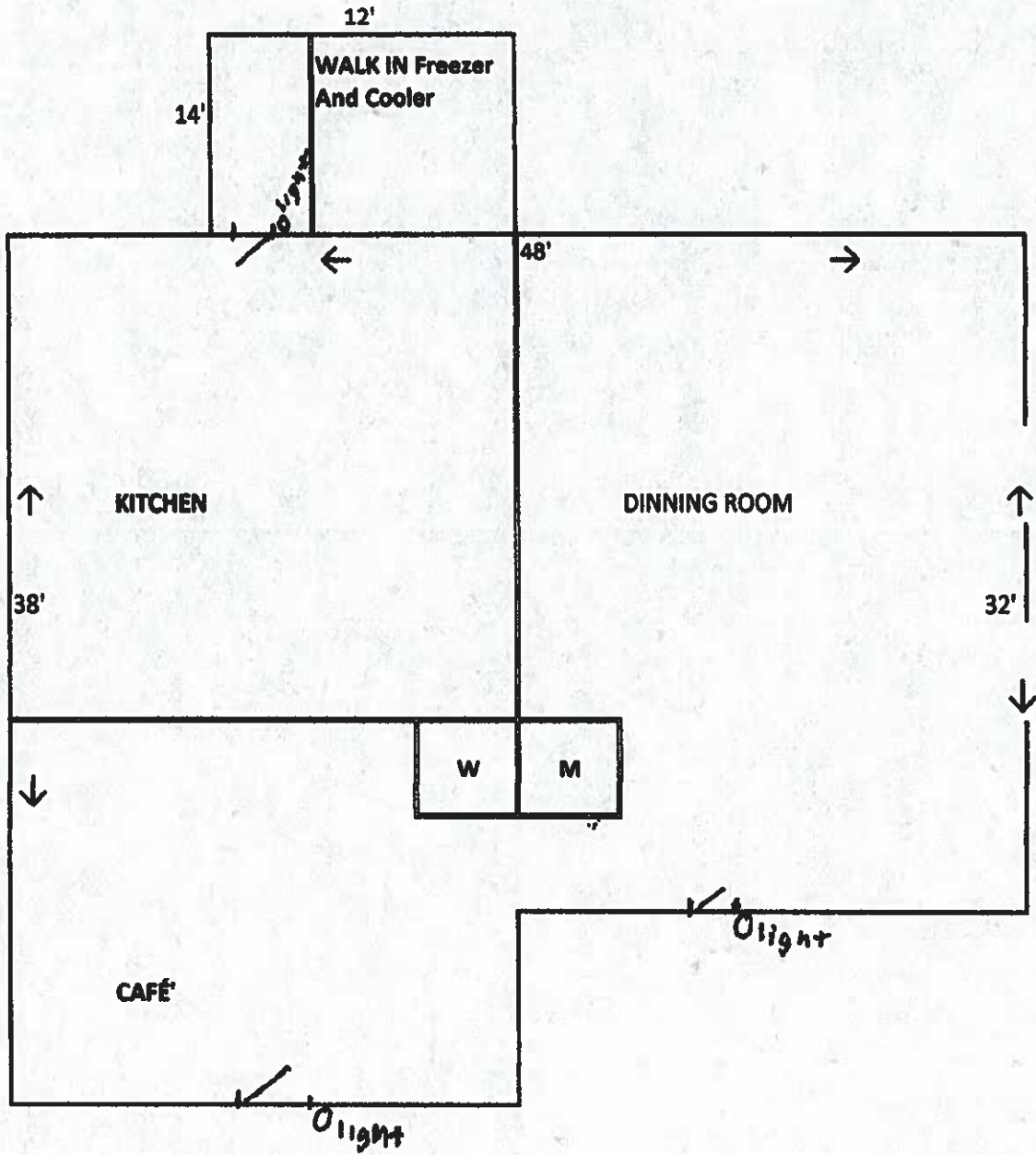
Total sign area actual signage  $\approx 96 \text{ Ft}^2$   
 Total area including frame  $\approx 143.33 \text{ Ft}^2$   
 sign 20' from 302

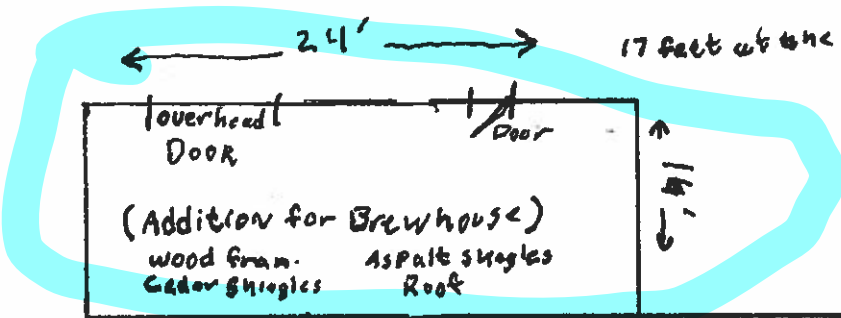


+ 9 spaces  
↓

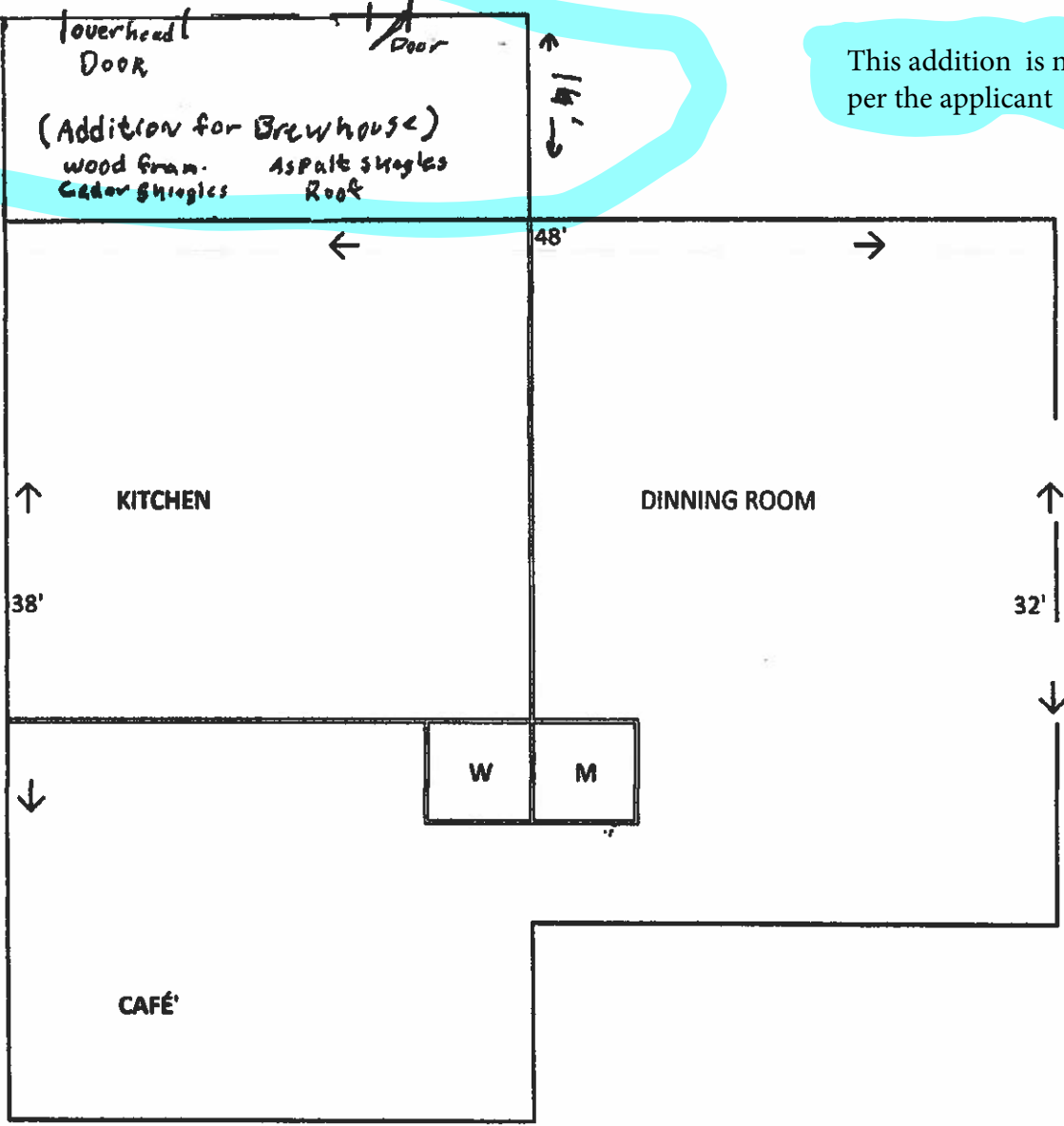


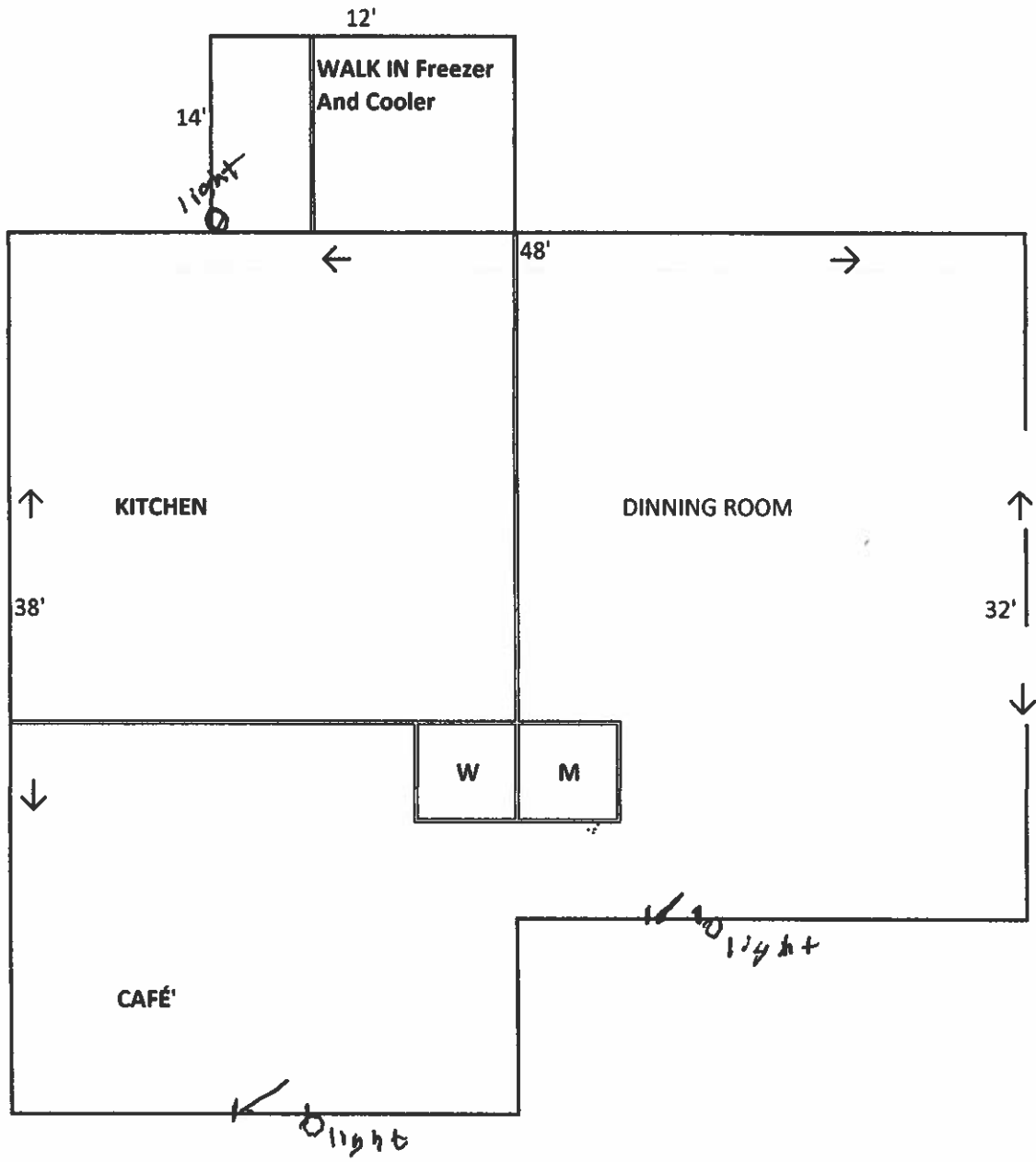
R+ 302





This addition is not being added per the applicant





# SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services  
Division of Health Engineering

Item 6.#

Town, City, Plantation  
**CASCO**

Street, Road, Subdivision  
**ROUTE 302**

Owners Name  
**CHUTES BAKERY**

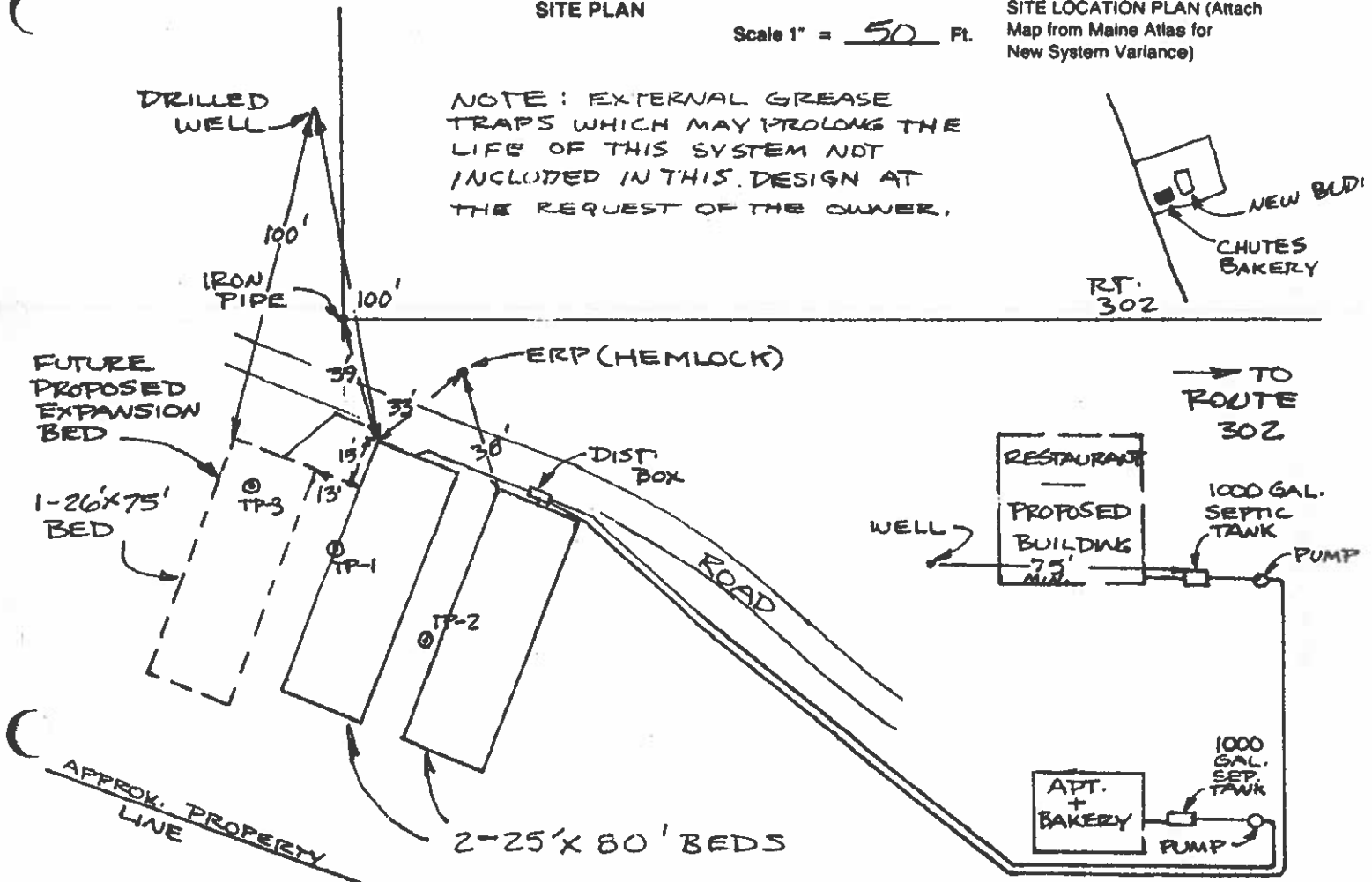
**ROUTE 302**  
SITE PLAN

**CHUTES BAKERY**

SITE LOCATION PLAN (Attach  
Map from Maine Atlas for  
New System Variance)

Scale 1" = 50 Ft.

NOTE: EXTERNAL GREASE TRAPS WHICH MAY PROLONG THE LIFE OF THIS SYSTEM NOT INCLUDED IN THIS DESIGN AT THE REQUEST OF THE OWNER.



## SOIL DESCRIPTION AND CLASSIFICATION

(Location of Observation Holes Shown Above)

Observation Hole TP-3  Test Pit  Boring  
1" Depth of Organic Horizon Above Mineral Soil

Observation Hole \_\_\_\_\_  Test Pit  Boring  
\_\_\_\_\_ " Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (Inches)	Texture	Consistency	Color	Mottling
0			DK. BRN.	
6	FINE SANDY LOAM	FRIABLE	RED. BRN.	
10				
15				
20				COMMON
30	SILTY SA-CO	FIRM	GRAY	
40				
50				

DEPTH BELOW MINERAL SOIL SURFACE (Inches)	Texture	Consistency	Color	Mottling
0				
6				
10				
15				
20				
26				
30				
40				
50				

Soil 3 Classification C Slope 0-3% Limiting Factor 19  
 Ground Water  Restrictive Layer  Bedrock

Soil \_\_\_\_\_ Classification \_\_\_\_\_ Slope \_\_\_\_\_ % Limiting Factor \_\_\_\_\_  
 Ground Water  Restrictive Layer  Bedrock

*Richard Sweet*  
Site Evaluator Signature

034

4-20-88



**SOIL DESCRIPTION AND CLASSIFICATION**

(Location of Observation Holes Shown Above)

Observation Hole TP-1  Test Pit  Boring

Observation Hole TP-2  Test Pit  Boring

Depth of Organic Horizon Above Mineral Soil

3 Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (Inches)	Texture	Consistency	Color	Mottling
	0-6			DK. BRN.
6-20	SANDY LOAM		YELL. BRN.	
20-30	SANDY GRAVEL TILL	FRIABLE	GRAY	COMMON DISTINCT
30-50				

DEPTH BELOW MINERAL SOIL SURFACE (Inches)	Texture	Consistency	Color	Mottling
	0-6			DK. BRN.
6-20	SANDY LOAM		YELL. BRN.	
20-30	SANDY GRAV. TILL	FRIABLE	GRAY	COMMON DISTINCT
30-50				

Soil Profile <u>2</u>	Classification <u>C</u> Condition	Slope <u>0-2 %</u>	Limiting Factor <u>27</u>	<input checked="" type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock
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Soil Profile <u>2</u>	Classification <u>C</u> Condition	Slope <u>0-2 %</u>	Limiting Factor <u>25</u>	<input checked="" type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock
-----------------------	--------------------------------------	--------------------	---------------------------	--

*Richard A. Smith*  
Site Evaluator or Professional Engineer's Signature

034  
SE # PE #

12-7-83  
Date

# SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Division of Health Engineering

Item 6.#

Town, City, Plantation

Street, Road, Subdivision

Owners Name

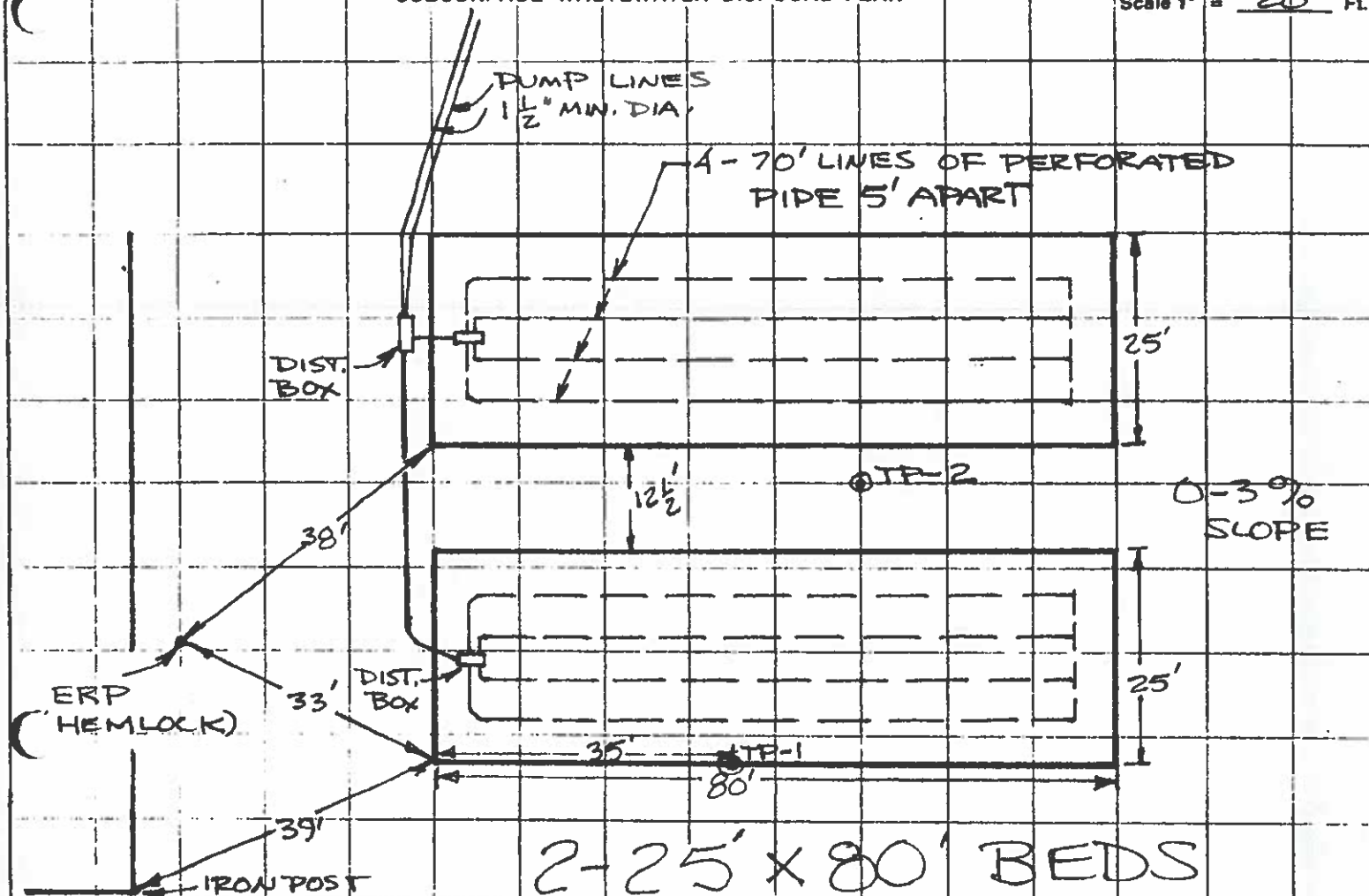
CASCO

ROUTE 302

CHUTES BAKERY

## SUBSURFACE WASTEWATER DISPOSAL PLAN

Scale 1" = 20' Ft.



FILL REQUIREMENTS	
Depth of Fill (Upslope)	17"
Depth of Fill (Downslope)	17"

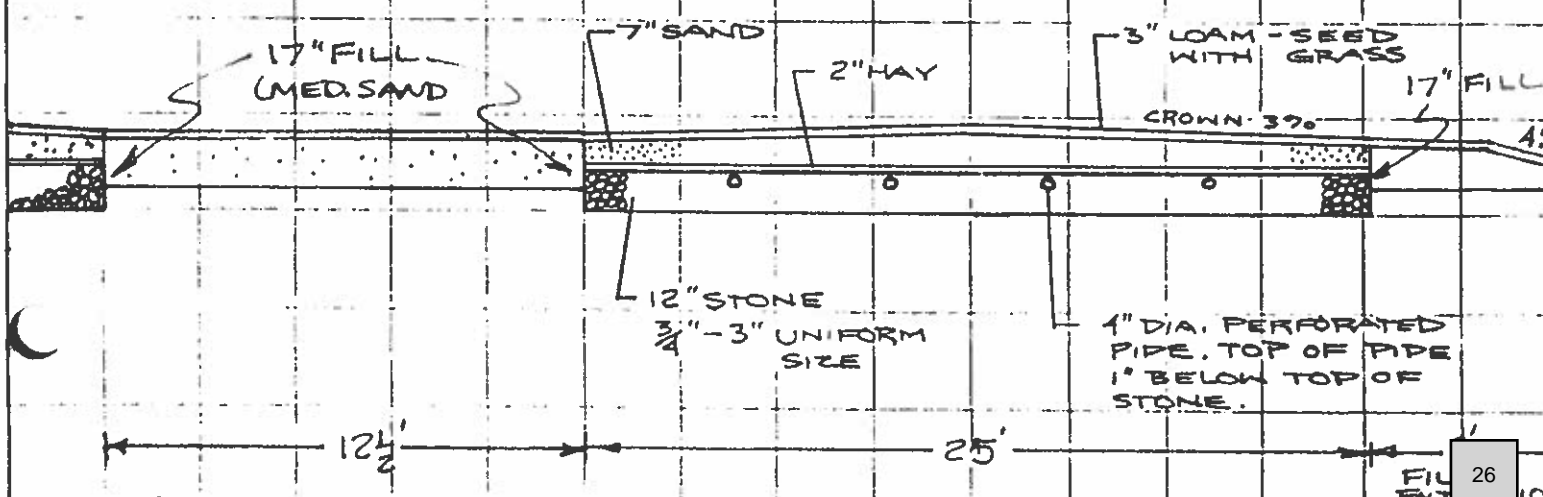
CONSTRUCTION ELEVATIONS	
Reference Elevation is	0
Bottom of Disposal Area	-47"
Top of Distribution Lines or Chambers	-36"

ELEVATION REFERENCE POINT LOCATION & DESCRIPTION	
CENTER OF ORANGE CROSS ON HEMLOCK TREE.	

NOTE: SCARIFY GROUND SURFACE BELOW FILL. BED THICKNESS FROM BASE OF STONE TO TOP OF LOAM: 24"

### DISPOSAL AREA CROSS SECTION

Scale:  
Vertical: 1 inch = 5' Ft.  
Horizontal: 1 inch = 5' Ft.

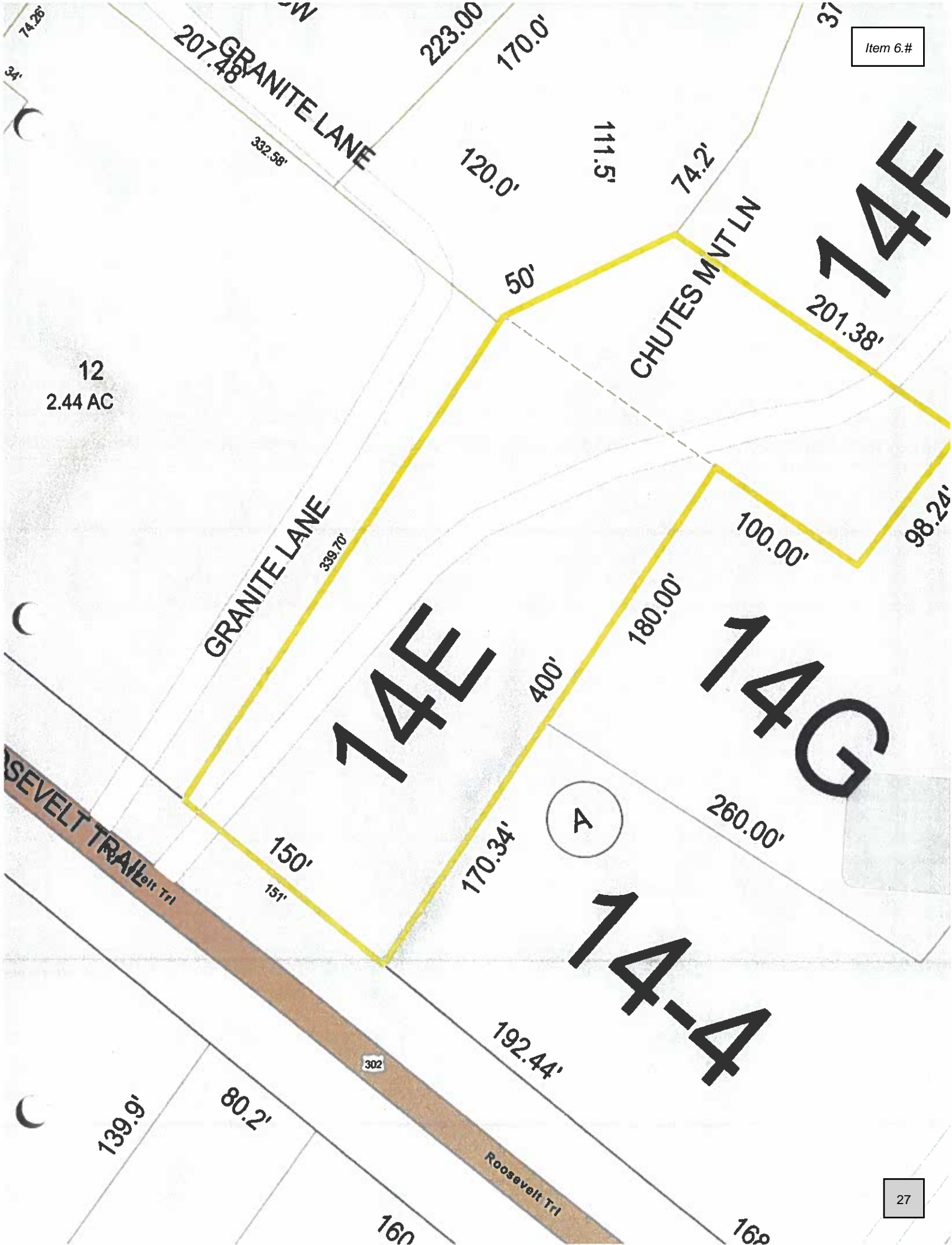


Richard Olmest

034

4-20-99

12  
2.44 AC



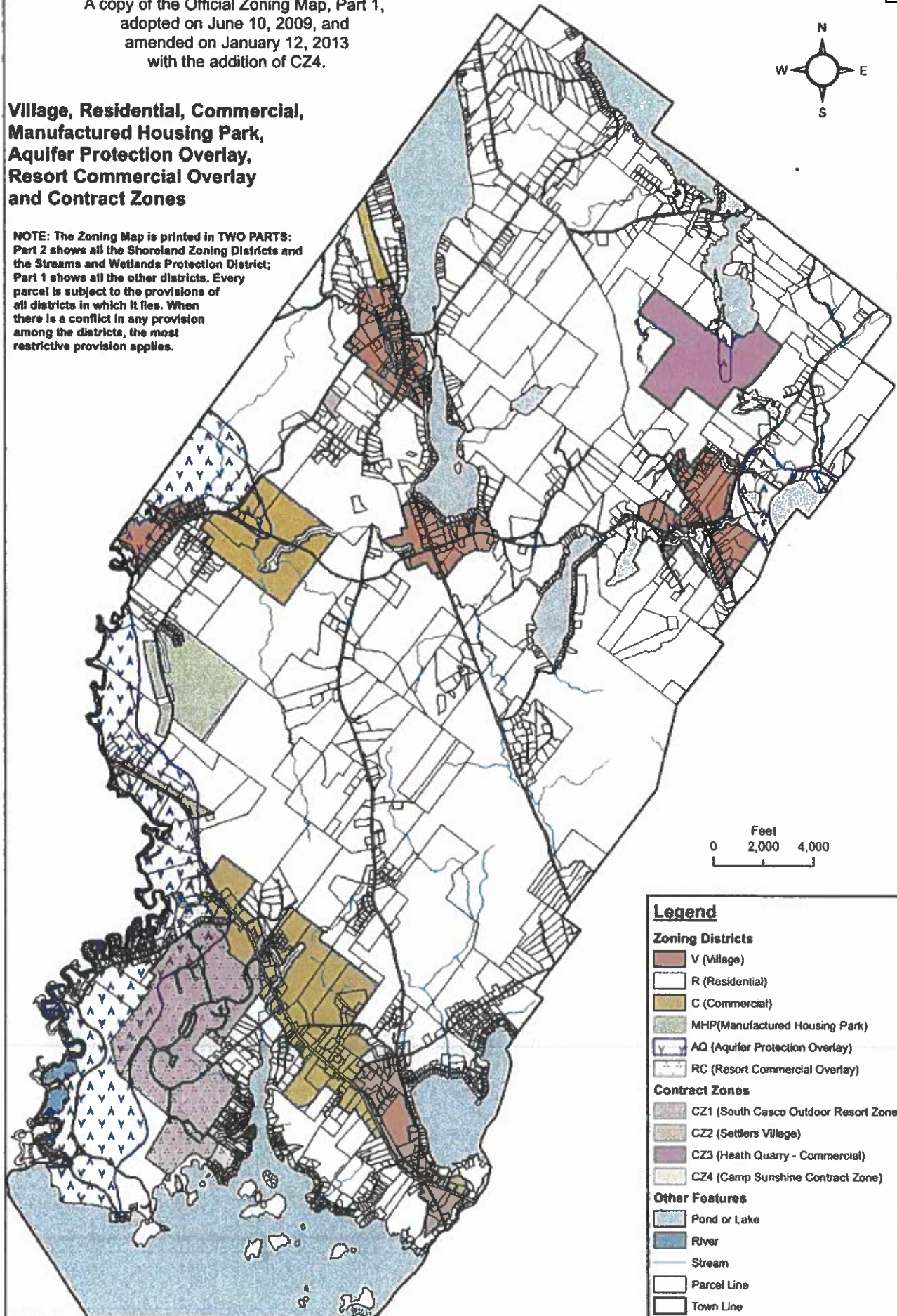
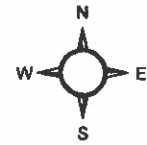
# Town of Casco Zoning Map - Part 1 of 2

Item 6.#

A copy of the Official Zoning Map, Part 1,  
 adopted on June 10, 2009, and  
 amended on January 12, 2013  
 with the addition of CZ4.

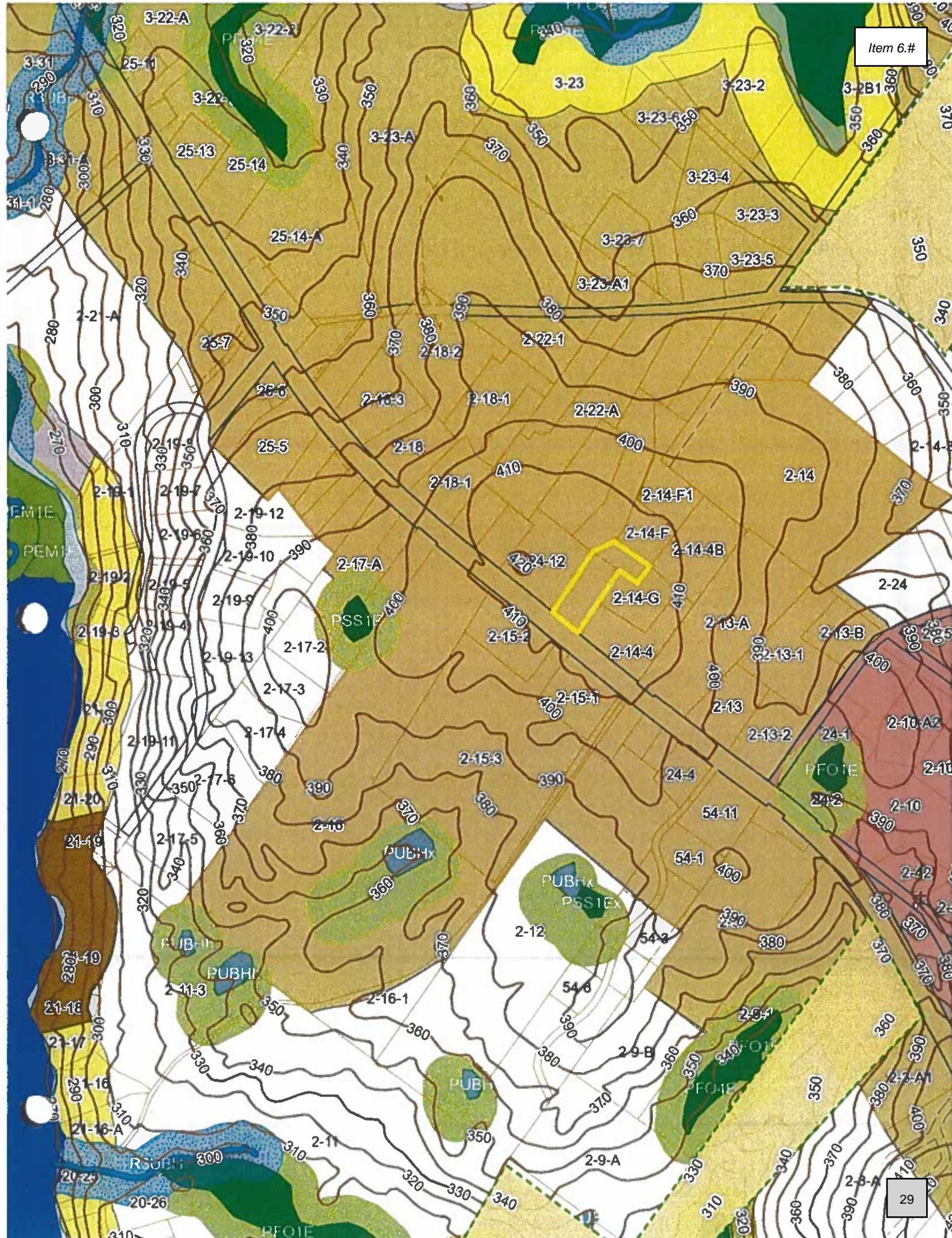
## Village, Residential, Commercial, Manufactured Housing Park, Aquifer Protection Overlay, Resort Commercial Overlay and Contract Zones

**NOTE:** The Zoning Map is printed in TWO PARTS:  
 Part 2 shows all the Shoreland Zoning Districts and  
 the Streams and Wetlands Protection District;  
 Part 1 shows all the other districts. Every  
 parcel is subject to the provisions of  
 all districts in which it lies. When  
 there is a conflict in any provision  
 among the districts, the most  
 restrictive provision applies.



Legend	
<b>Zoning Districts</b>	
	V (Village)
	R (Residential)
	C (Commercial)
	MHP (Manufactured Housing Park)
	AQ (Aquifer Protection Overlay)
	RC (Resort Commercial Overlay)
<b>Contract Zones</b>	
	CZ1 (South Casco Outdoor Resort Zone)
	CZ2 (Settlers Village)
	CZ3 (Heath Quarry - Commercial)
	CZ4 (Camp Sunshine Contract Zone)
<b>Other Features</b>	
	Pond or Lake
	River
	Stream
	Parcel Line
	Town Line

Item 6.#



# 333 ROOSEVELT TRL

Location 333 ROOSEVELT TRL

Mblu 0002/ / 0014/ E/

Acct# 168

Owner CHUTE, EDWARD & STEPHEN

Assessment \$375,600

PID 704

Building Count 2

### Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$290,300	\$85,300	\$375,600

### Owner of Record

Owner CHUTE, EDWARD & STEPHEN

Sale Price \$0

Address

P O BOX 707  
SOUTH CASCO, ME 04077-707

Certificate

Book & Page 8751/0281

Sale Date

### Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
CHUTE, EDWARD & STEPHEN	\$0		8751/0281	
CHUTE, EDWARD & GLORIA & STEPHEN	\$0		0/0	

### Building Information

#### Building 1 : Section 1

Year Built: 1999

Living Area: 1,680

Replacement Cost: \$269,539

Building Percent Good: 56

Replacement Cost

Less Depreciation: \$150,900

#### Building Attributes

Field	Description
Style:	Restaurant

Model	Commercial
Grade	Average
Stories:	1
Occupancy	1.00
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Vinyl/Asphalt
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	None
Struct Class	
Use:	REST/CLUBS MDL-94
Total Rooms	
Total Bedrms	
Total Baths	
t Floor Use:	
Heat/AC	Heat/AC Split
Frame Type	Wood Frame
Baths/Plumbing	Light
Ceiling/Wall	Ceil & Walls
Rooms/Prtns	Average
Wall Height	10.00
% Comn Wall	

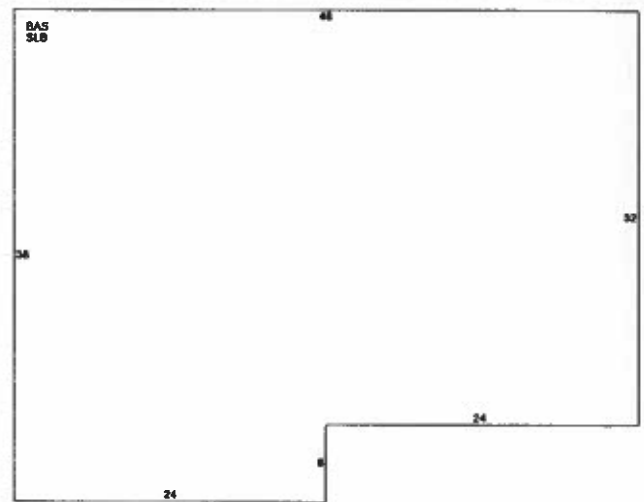
### Building Photo

Item 6.#



([https://images.vgsi.com/photos/CascoMEPhotos/A0010\100\\_0010\\_10373](https://images.vgsi.com/photos/CascoMEPhotos/A0010\100_0010_10373))

### Building Layout



(ParcelSketch.ashx?pid=704&bid=704)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,680	1,680
SLB	Con. Slab	1,680	0
		3,360	1,680

### Building 2 : Section 1

**Year Built:** 1999  
**Living Area:** 1,280  
**Replacement Cost:** \$215,776  
**Building Percent Good:** 56  
**Replacement Cost**  
**ss Depreciation:** \$120,800

Building Attributes : Bldg 2 of 2	
Field	Description
Style:	Commercial
Model	Commercial

**Extra Features**

Item 6.#

Extra Features					Legend
Code	Description	Size	Value	Bldg #	
I	COOLER	112.00 S.F.	\$8,400	1	

**Land**

**Land Use**

Use Code 3260  
 Description REST/CLUBS MDL-94  
 Zone  
 Neighborhood ROO  
 Alt Land Appr No  
 Category

**Land Line Valuation**

Size (Acres) 1.47  
 Frontage  
 Depth  
 Assessed Value \$85,300

**Outbuildings**

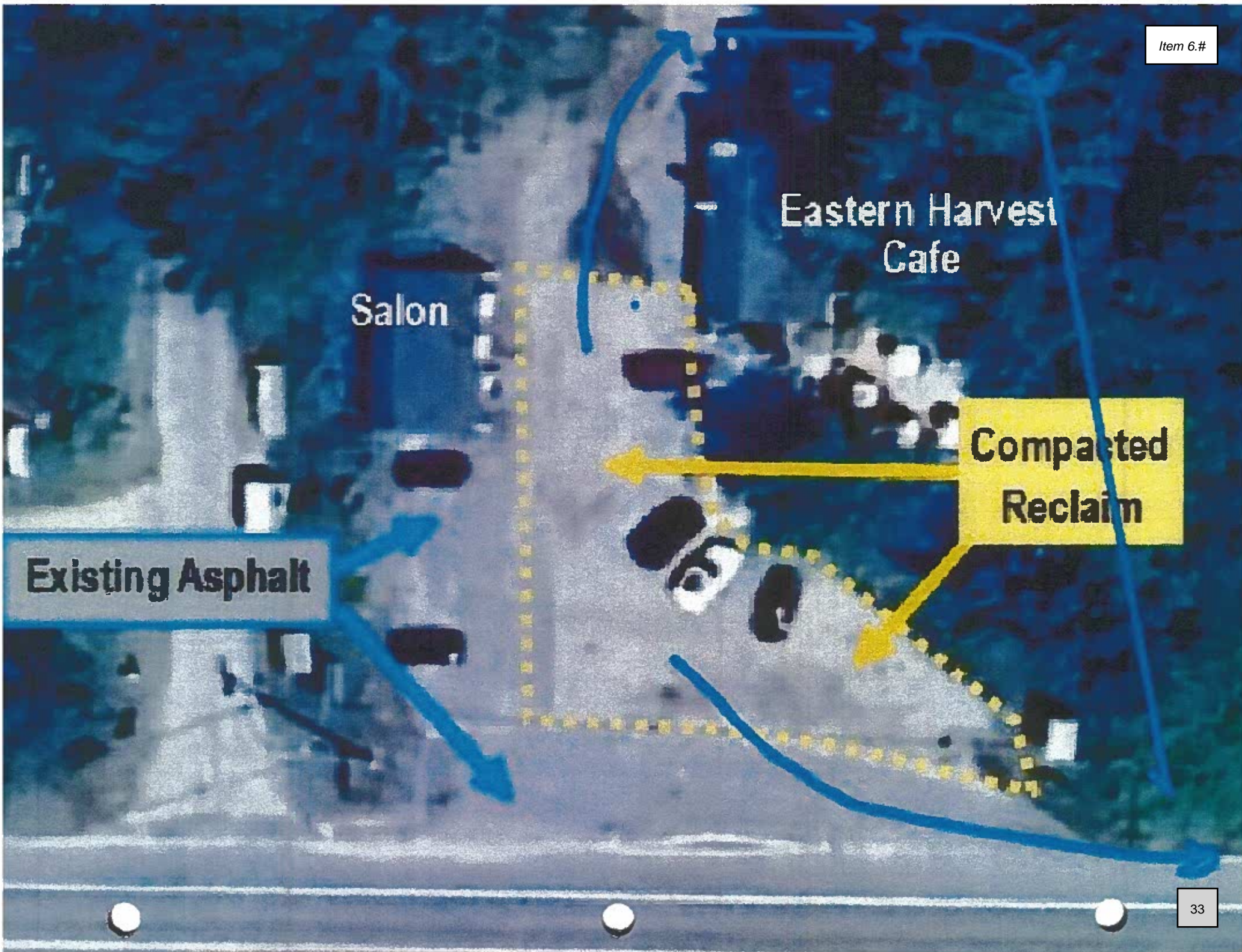
Outbuildings					Legend
Code	Description	Size	Value	Bldg #	
SHD1	SHED FRAME	160.00 S.F.	\$1,800	1	
PAV1	PAVING-ASPHALT	4800.00 S.F.	\$8,400	1	

**Assessment History**

Assessment				
Valuation Year	Improvements	Land	Total	
2023	\$275,600	\$57,700	\$333,300	
2022	\$275,600	\$57,700	\$333,300	
2021	\$275,600	\$57,700	\$333,300	

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Salon

Eastern Harvest  
Cafe

Compacted  
Reclaim

Existing Asphalt

Grade	Average +10
Stories:	2
Occupancy	1.00
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure	Gambrel
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	Cust Wd Panel
Interior Floor 1	Vinyl/Asphalt
Interior Floor 2	
Heating Fuel	Oil
Heating Type	Forced Air-Duc
AC Type	Heat Pump
Struct Class	
Use:	OFFICE BLD MDL-94
Total Rooms	
Total Bedrms	
Total Baths	
1st Floor Use:	
Heat/AC	Heat/AC Split
Frame Type	Wood Frame
Baths/Plumbing	Above Average
Ceiling/Wall	Ceil & Walls
Rooms/Prtns	Average
Wall Height	8.00
% Conn Wall	

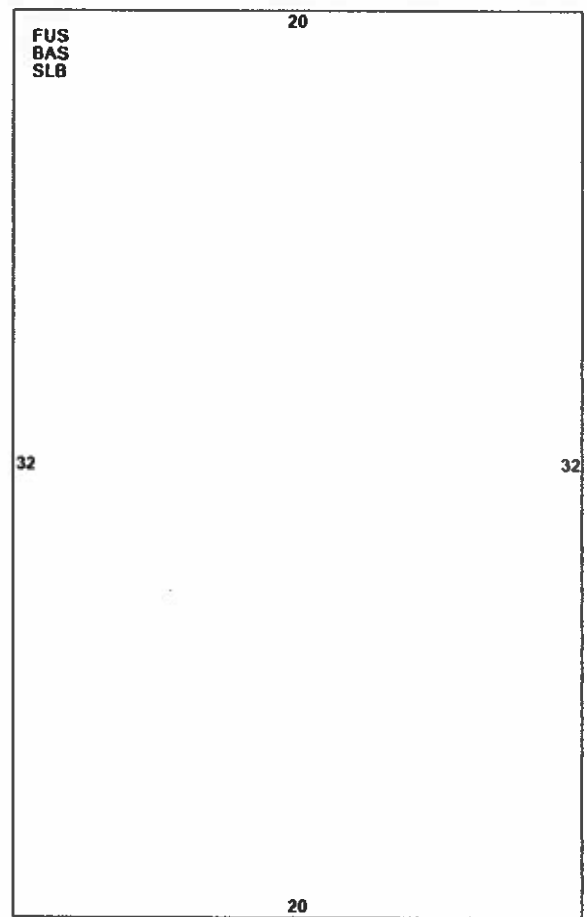
### Building Photo

Item 6.#



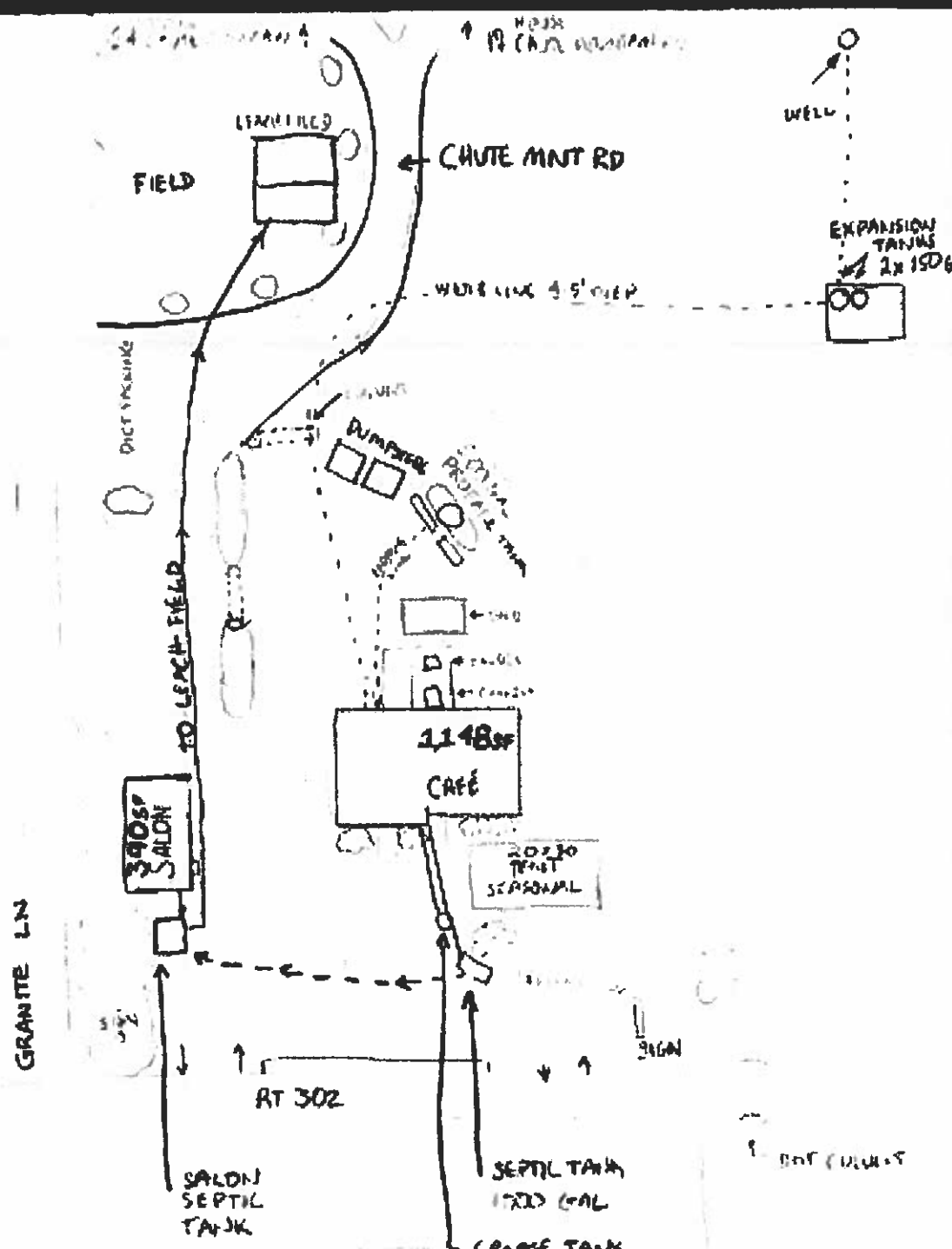
([https://images.vgsi.com/photos/CascoMEPhotos/A00101100\\_0011\\_10374](https://images.vgsi.com/photos/CascoMEPhotos/A00101100_0011_10374).)

### Building Layout



(ParcelSketch.ashx?pid=704&bid=3739)

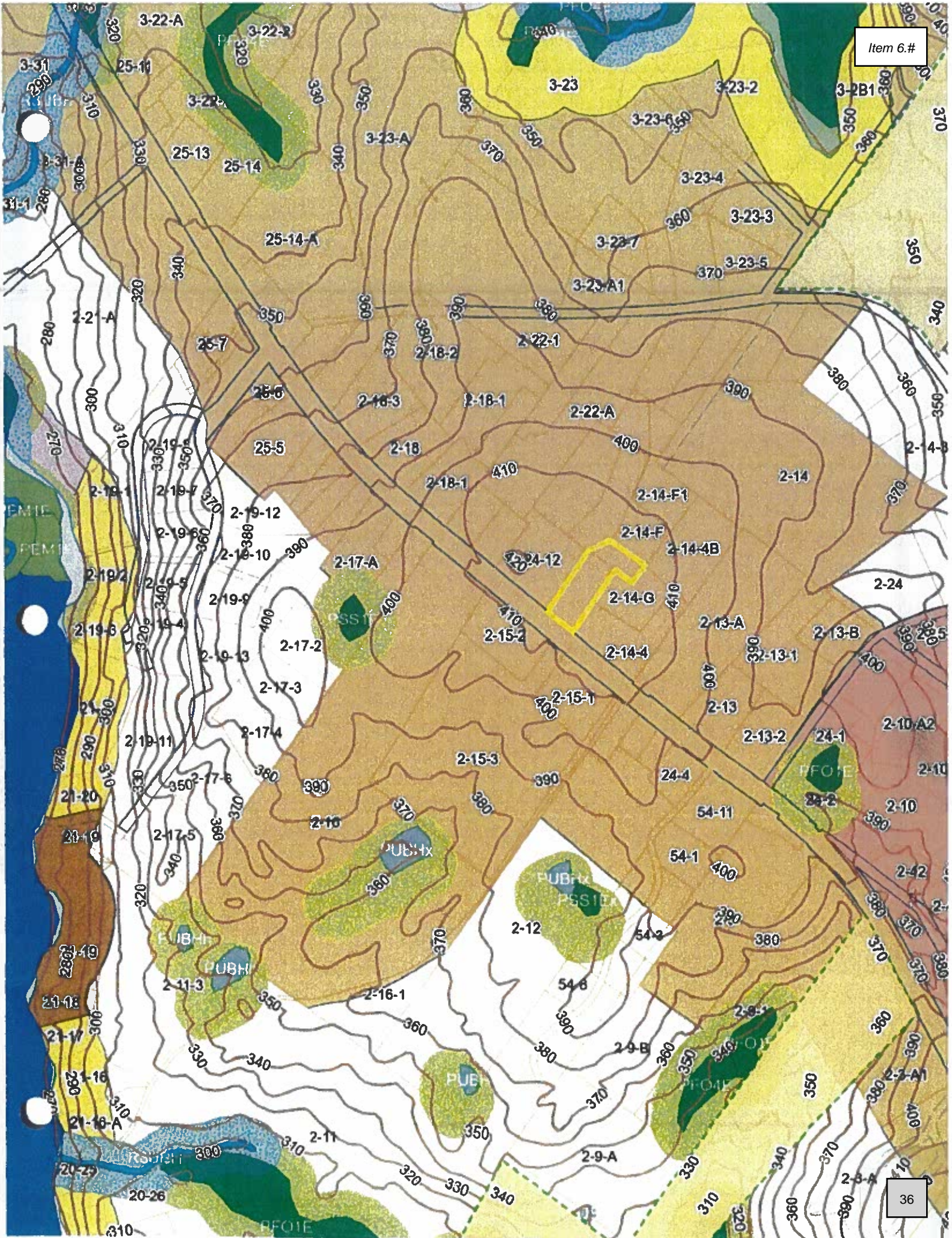
Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	640	640
FUS	Upper Story, Finished	640	640
SLB	Con. Slab	640	0
		1,920	1,280

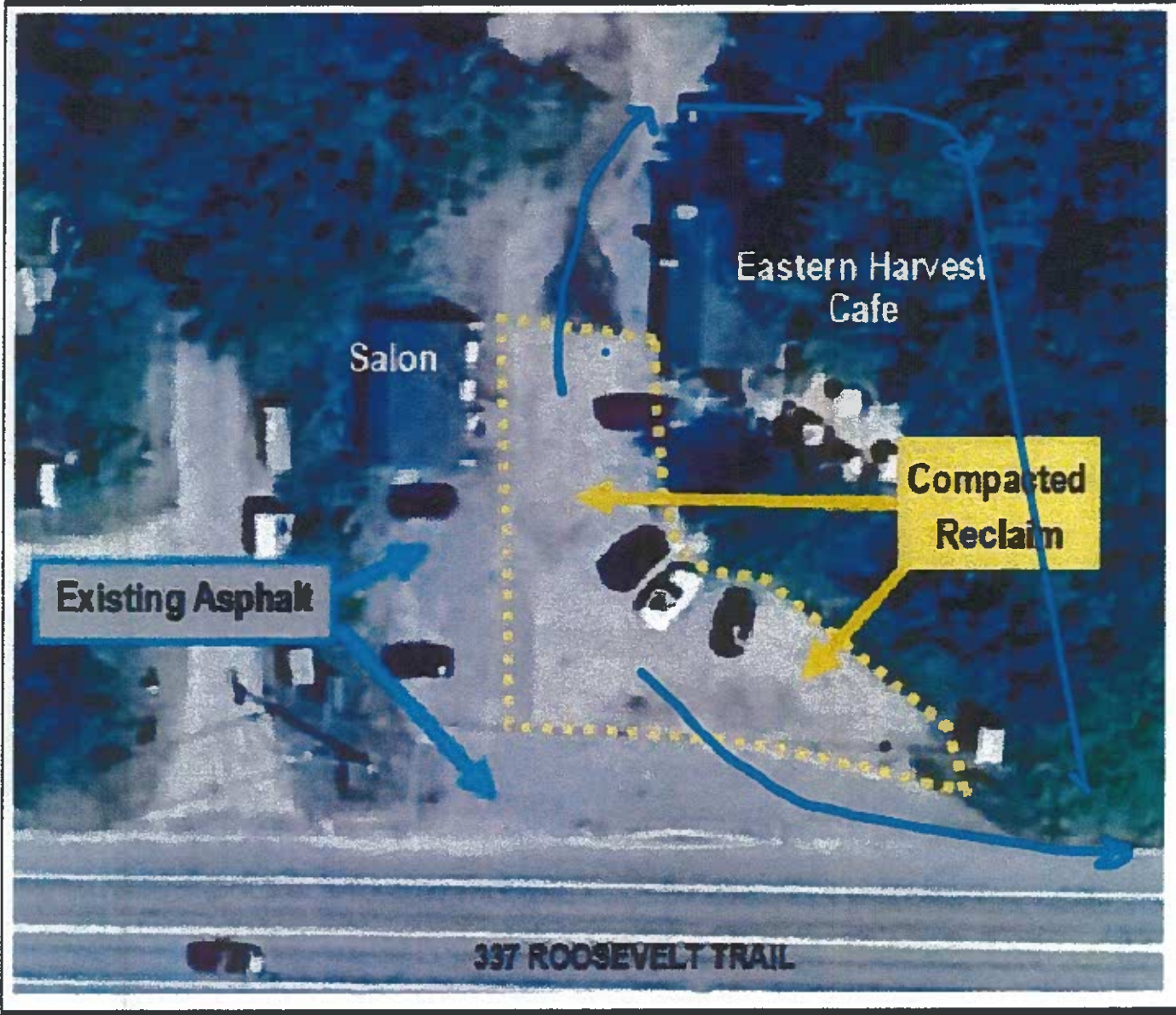


CHUTE'S CAFÉ  
EXHIBIT 1  
12-5-2022

*B.H.H.* 12/5/22  
H

Item 6.#





# SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Division of Health Engineering  
12071299 3825

Item 6.#

**PROPERTY ADDRESS**

Town Or Plantation: CASCO

Street Division Lot #: ROUTE 302

**PROPERTY OWNERS NAME**

CHUTES BAKERY

Last: \_\_\_\_\_ First: \_\_\_\_\_

Applicant Name: \_\_\_\_\_

Mailing Address of Owner/Applicant (If Different): \_\_\_\_\_

**Caution: Permit Required**

The Subsurface Wastewater Disposal System shall not be installed until a Permit is attached here by the Local Plumbing Inspector. The Permit shall authorize the owner or installer to install the disposal system in accordance with this application and the Maine Subsurface Wastewater Disposal Rules.

**Owner/Applicant Statement**

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a Permit

Signature of Owner/Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

**Caution: Inspection Required**

I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules

Local Plumbing Inspector Signature: \_\_\_\_\_ Date Approved: \_\_\_\_\_

## PERMIT INFORMATION

**THIS APPLICATION IS FOR:**

- NEW SYSTEM
- REPLACEMENT SYSTEM
- EXPANDED SYSTEM
- EXPERIMENTAL SYSTEM

**SEASONAL CONVERSION**  
to be completed by the LPI

- SYSTEM COMPLIES WITH RULES
- CONNECTED TO SANITARY SEWER
- SYSTEM INSTALLED - P# \_\_\_\_\_
- SYSTEM DESIGN RECORDED AND ATTACHED

**THIS APPLICATION REQUIRES:**

- NO RULE VARIANCE
- NEW SYSTEM VARIANCE  
Attach New System Variance Form
- REPLACEMENT SYSTEM VARIANCE  
Attach Replacement System Variance Form
  - Requiring Local Plumbing Inspector Approval
  - Requires State and Local Plumbing Inspector Approval
- MINIMUM LOT SIZE VARIANCE

**INSTALLATION IS:**

**COMPLETE SYSTEM**

- NON-ENGINEERED SYSTEM
- PRIMITIVE SYSTEM  
(Includes Alternative Toilet)
- ENGINEERED (+ 2000 gpd)

**INDIVIDUALLY INSTALLED COMPONENTS:**

- TREATMENT TANK (ONLY)
- HOLDING TANK \_\_\_\_\_ GAL
- ALTERNATIVE TOILET (ONLY)
- NON-ENGINEERED DISPOSAL AREA (ONLY)
- ENGINEERED DISPOSAL AREA (ONLY)
- SEPARATED LAUNDRY SYSTEM

**IF REPLACEMENT SYSTEM:**  
YEAR FAILING SYSTEM INSTALLED ?

**THE FAILING SYSTEM IS:**

- BED
- CHAMBER
- TRENCH
- OTHER \_\_\_\_\_

**DISPOSAL SYSTEM TO SERVE:**

- SINGLE FAMILY DWELLING
- MODULAR OR MOBILE HOME
- MULTIPLE FAMILY DWELLING
- OTHER 29 SEAT REST, 1 APT. + BAKERY  
SPECIFY \_\_\_\_\_

**SIZE OF PROPERTY**  
APPROX. 5 ACRES

**ZONING**  
\_\_\_\_\_

**TYPE OF WATER SUPPLY**  
WELL

## DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

**TREATMENT TANK**

- SEPTIC:  Regular  
 Low Profile
- AEROBIC

SIZE: 2-1000 GALS

**WATER CONSERVATION**

- NONE
- LOW VOLUME TOILET
- SEPARATED LAUNDRY SYSTEM
- ALTERNATIVE TOILET  
SPECIFY \_\_\_\_\_

**PUMPING**

- NOT REQUIRED
- MAY BE REQUIRED  
(DEPENDENT ON TREATMENT TANK LOCATION AND ELEVATION)
- REQUIRED  
DOSE: 150 GALS  
EACH

**CRITERIA USED FOR DESIGN FLOW (BEDROOMS, SEATING, EMPLOYEES, WATER RECORDS, ETC.)**

29 SEAT RESTAURANT

1-1 BEDROOM APARTMENT

BAKERY TO SERVE RESTAURANT

DESIGN FLOW: 1212  
(GALLONS/DAY)

**SOIL CONDITIONS USED FOR DESIGN PURPOSES**

PROFILE	CONDITION
<u>3</u>	<u>C</u>

DEPTH TO LIMITING FACTOR: 19

**SIZE RATINGS USED FOR DESIGN PURPOSES**

- SMALL
- MEDIUM
- MEDIUM-LARGE
- LARGE
- EXTRA LARGE

**DISPOSAL AREA TYPE/SIZE**

- BED 4000 Sq. Ft.
- CHAMBER \_\_\_\_\_ Sq. Ft.  
 REGULAR  H-20
- TRENCH \_\_\_\_\_ Linear Ft.
- OTHER \_\_\_\_\_

## SITE EVALUATOR STATEMENT

On 3-28-88 (date) I conducted a site evaluation for this project and certify that the data reported is accurate. The system I propose is in accordance with the Subsurface Wastewater Disposal Rules.

Richard Asmest  
Site Evaluator Signature

034  
SE#

4-20-88  
Date

(Local Plumbing Inspector's Signature if permit is for Seasonal Conversion)

# SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services  
Division of Health Engineering

Item 6.#

Town, City, Plantation

Street, Road, Subdivision

Owners Name

CASCO

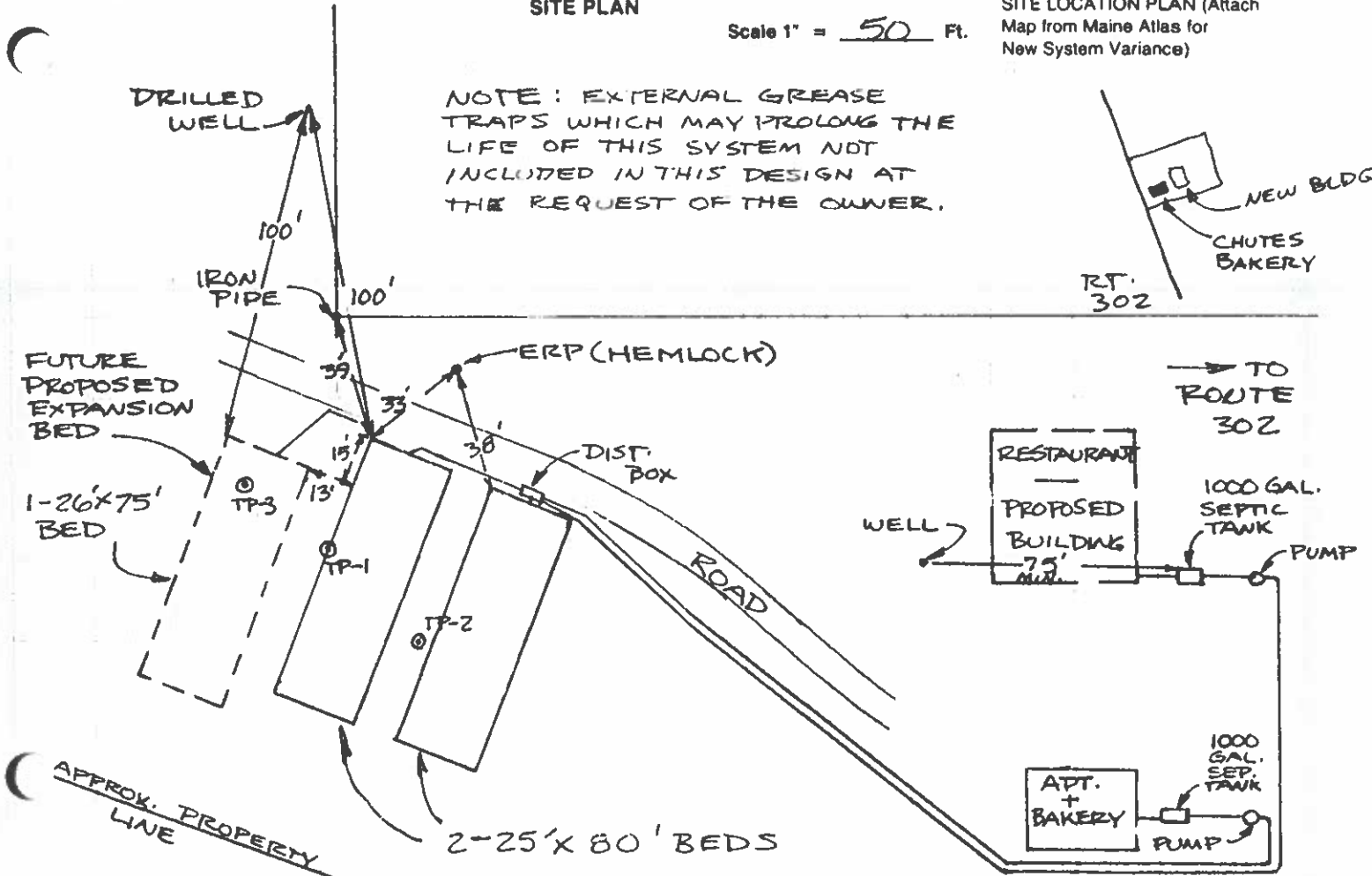
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Scale 1" = 50 Ft.

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(Location of Observation Holes Shown Above)

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1 " Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (Inches)	Texture	Consistency	Color	Mottling
	0			DK. BRN.
6				
10	FINE SANDY LOAM	FRIABLE	RED. BRN.	
15				
20				COMMON
30	SILTY SA. LO.	FIRM	GRAY	
40				
50				

Soil <u>3</u> Profile	Classification <u>C</u> Condition	Slope <u>0-3</u> %	Limiting Factor <u>19</u>	<input checked="" type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock
--------------------------	--------------------------------------	--------------------	---------------------------	--

Observation Hole \_\_\_\_\_  Test Pit  Boring

\_\_\_\_\_ " Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (Inches)	Texture	Consistency	Color	Mottling
	0			
6				
10				
15				
20				
30				
40				
50				

Soil _____ Profile	Classification _____ Condition	Slope _____%	Limiting Factor _____	<input type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock
-----------------------	-----------------------------------	--------------	-----------------------	---

*Richard Sweet*

Site Evaluator Signature

034

SE#

4-20-88

Date

Page 2 of 3

HHE-200 Rev 1-84

39

SOIL DESCRIPTION AND CLASSIFICATION				(Location of Observation Holes Shown Above)																																	
Observation Hole <u>TP-1</u> <input checked="" type="checkbox"/> Test Pit <input type="checkbox"/> Boring				Observation Hole <u>TP-2</u> <input checked="" type="checkbox"/> Test Pit <input type="checkbox"/> Boring																																	
_____ " Depth of Organic Horizon Above Mineral Soil				_____ " Depth of Organic Horizon Above Mineral Soil																																	
DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling	DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling																												
0			DK. BRN.		0			DK. BRN.																													
6	SANDY LOAM		YELL. BRN.		6	SANDY LOAM		YELL. BRN.																													
10					10																																
15		FRIABLE	GRAY		15		FRIABLE	GRAY																													
20	20																																				
20	SANDY GRAVEL TILL				20	SANDY GRAV. TILL																															
30				COMMON DISTINCT	30				COMMON DISTINCT																												
36					36																																
40					40																																
50					50																																
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Soil Profile <u>2</u></td> <td>Classification <u>C</u> Condition</td> <td>Slope <u>0-2 %</u></td> <td>Limiting Factor <u>21</u></td> <td><input checked="" type="checkbox"/> Ground Water</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td><input type="checkbox"/> Restrictive Layer</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td><input type="checkbox"/> Bedrock</td> </tr> </table>				Soil Profile <u>2</u>	Classification <u>C</u> Condition	Slope <u>0-2 %</u>	Limiting Factor <u>21</u>	<input checked="" type="checkbox"/> Ground Water					<input type="checkbox"/> Restrictive Layer					<input type="checkbox"/> Bedrock	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Soil Profile <u>2</u></td> <td>Classification <u>C</u> Condition</td> <td>Slope <u>0-2 %</u></td> <td>Limiting Factor <u>25</u></td> <td><input checked="" type="checkbox"/> Ground Water</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td><input type="checkbox"/> Restrictive Layer</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td><input type="checkbox"/> Bedrock</td> </tr> </table>				Soil Profile <u>2</u>	Classification <u>C</u> Condition	Slope <u>0-2 %</u>	Limiting Factor <u>25</u>	<input checked="" type="checkbox"/> Ground Water					<input type="checkbox"/> Restrictive Layer					<input type="checkbox"/> Bedrock
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				<input type="checkbox"/> Restrictive Layer																																	
				<input type="checkbox"/> Bedrock																																	

*Richard A. Smith*  
 Site Evaluator or Professional Engineer's Signature

034  
 SE # PE #

12-7-83  
 Date



# SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Division of Health Engineering

Town, City, Plantation

Street, Road, Subdivision

Owners Name

Item 6.#

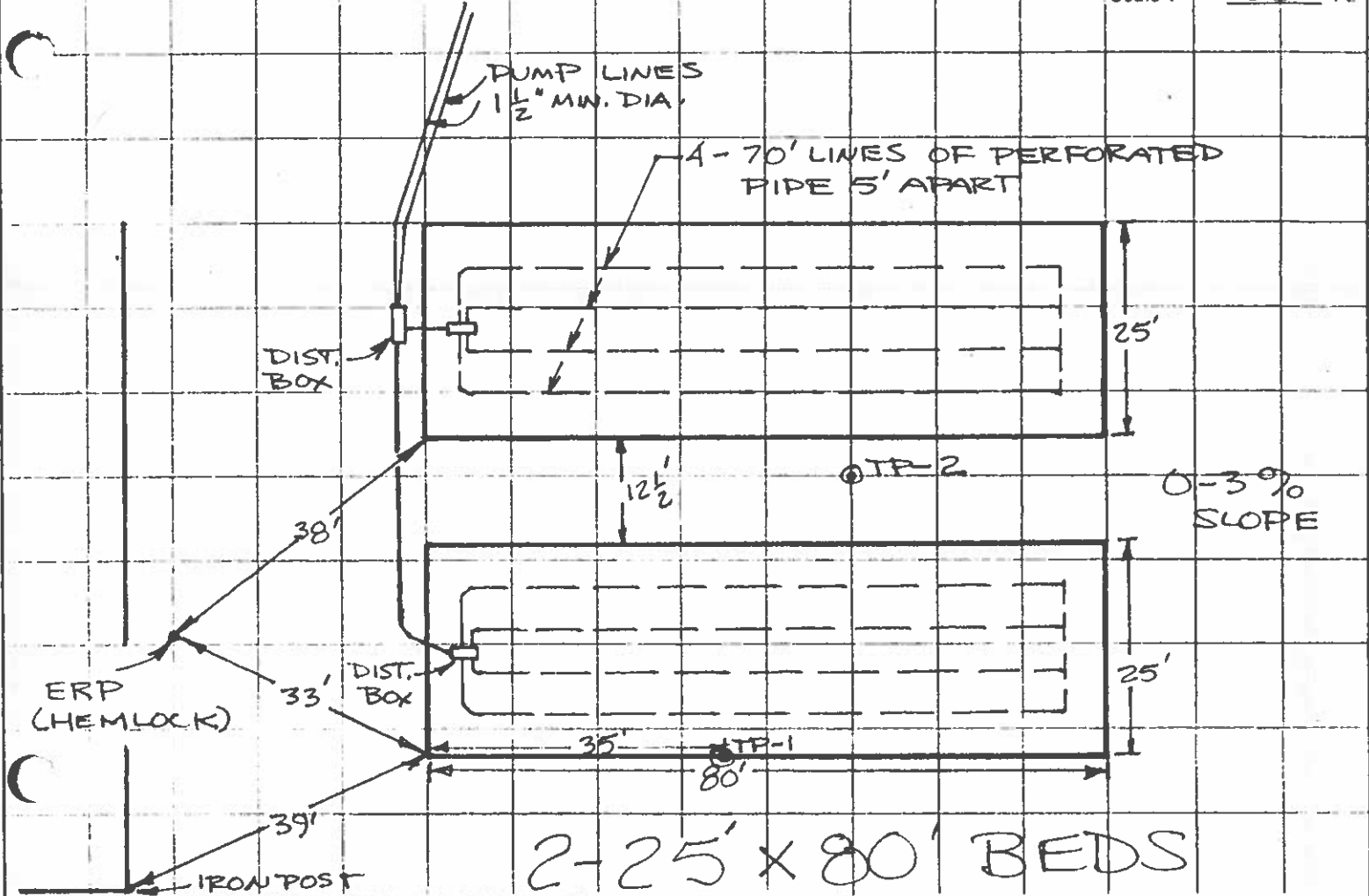
CASCO

ROUTE 302

CHUTES BAKER

## SUBSURFACE WASTEWATER DISPOSAL PLAN

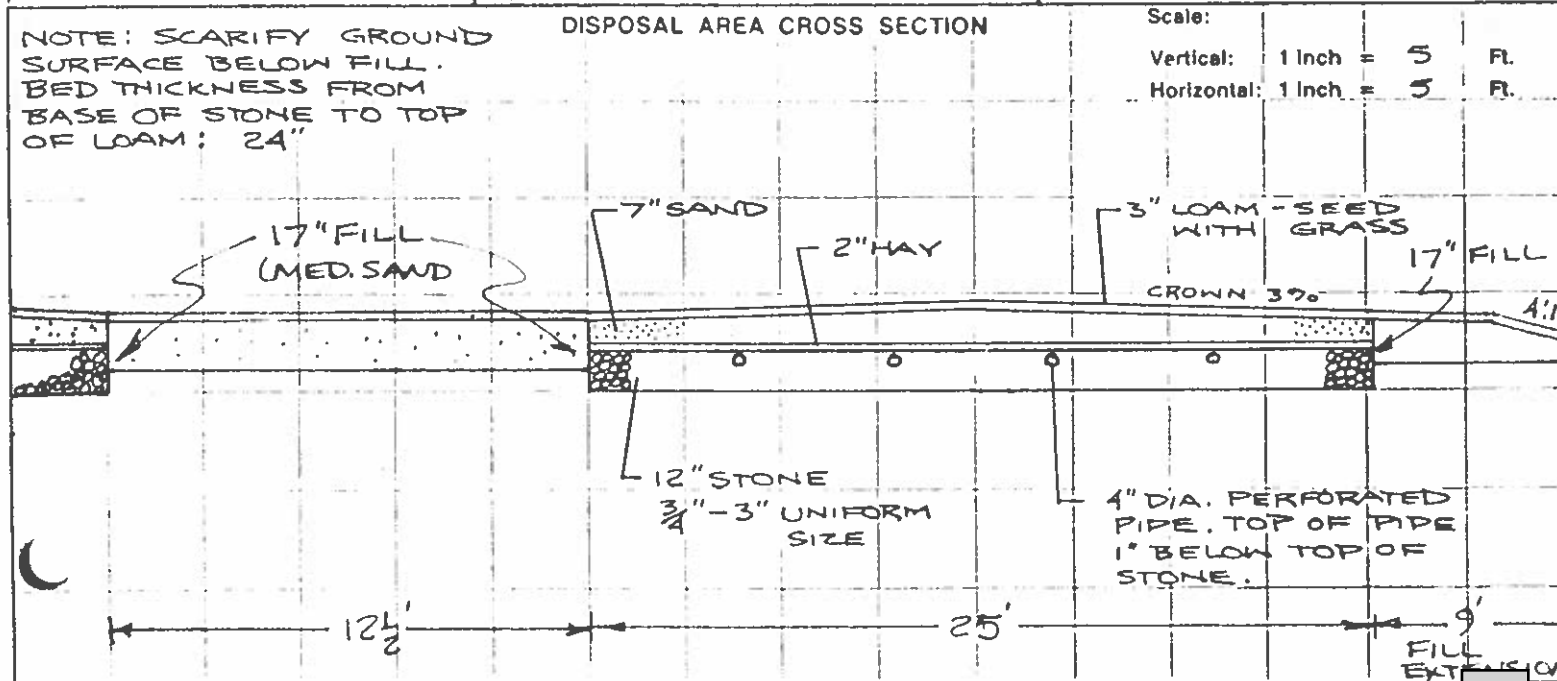
Scale 1" = 20' FL.



FILL REQUIREMENTS	
Depth of Fill (Upslope)	17"
Depth of Fill (Downslope)	17"

CONSTRUCTION ELEVATIONS	
Reference Elevation is	0
Bottom of Disposal Area	-47"
Top of Distribution Lines or Chambers	-36"

ELEVATION REFERENCE POINT LOCATION & DESCRIPTION	
CENTER OF ORANGE CROSS ON HEMLOCK TREE.	

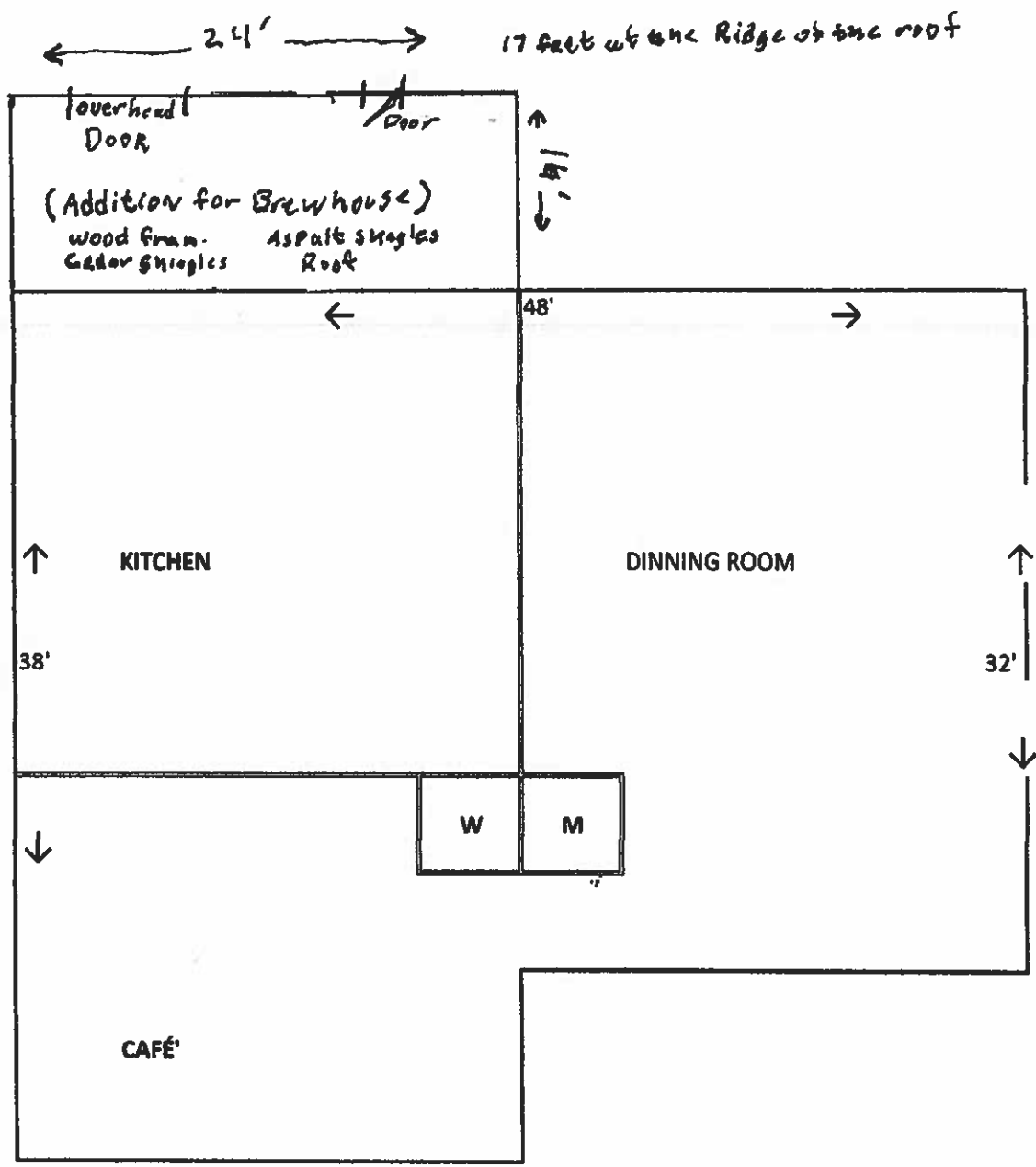


*Richard Sweet*  
Site Evaluator or Professional Engineer's Signature

034  
SE PE

4-20-88  
Date

41  
Page  
HHE 200 Rev 4/83



Cumberland County Register of Deeds

Current datetime: 10/16/2024 5:10:22 PM

### DETAILS REPORT

\*\*Note: Report is Sorted in Ascending Order by Office, Recorded Date, Document Number

Doc#	Document Type	Book/Vlm/Page	File Date
20633	DEED	08751/281	05/12/1989
Street	Street Name	Description	
Grantors	Grantees	Street	Property Description
CHUTE EDWARD M, CHUTE GLORIA D	CHUTE EDWARD M, CHUTE GLORIA D, CHUTE STEPHEN C		
References			
Book/Vlm/Page	Description	Recorded year	
Legal Description\Remarks			
Lot	Block	Subdivision	Plat

020633

875 | PG0281

WARRANTY DEED  
Maine Statutory Short Form

**Know all Men by these Presents.**

**That** EDWARD M. CHUTE AND GLORIA D. CHUTE

of CASCO, County of CUMBERLAND, State of MAINE  
being unmarried, for consideration paid, grant to EDWARD M. CHUTE,  
GLORIA D. CHUTE AND STEPHEN C. CHUTE all  
of CASCO, County of CUMBERLAND, State of MAINE  
whose mailing address is CASCO, MAINE, AS JOINT TENANTS

with warranty covenants, the land in CASCO, County of CUMBERLAND  
State of Maine, described as follows:

A CERTAIN LOT OR PARCEL OF LAND IN THE TOWN OF  
CASCO, COUNTY OF CUMBERLAND AND STATE OF MAINE  
WITH ANY BUILDINGS THEREON AND BEING DESCRIBED  
IN SCHEDULE A ATTACHED HERETO AND INCORPORATED  
HEREIN BY REFERENCE THERETO.

spouse of said grantor, releases all rights in the premises being conveyed.

**Witness** OUR hands and seals this 2nd day of the month of  
APRIL, 1988.

Signed, Sealed and Delivered

in presence of

*John J. Gallant, Jr.* ..... *Edward M. Chute*  
..... EDWARD M. CHUTE  
*Gloria D. Chute*  
..... GLORIA D. CHUTE

State of Maine, County of Cumberland ss. April 4, 1988.

Then personally appeared the above named EDWARD M. CHUTE  
and acknowledged the foregoing instrument to be HIS free act and deed.

**SEAL**

Before me,

*John J. Gallant, Jr.*  
.....  
Notary Public  
XXXXXXXXXXXX

MY COMMISSION EXPIRES  
JULY 30, 1990

Printed Name: John J. Gallant, Jr.

OK 8751 PG 0282

SCHEDULE A  
TO WARRANTY DEED  
OF  
EDWARD M. CHUTE ET UX  
TO  
STEVEN CHUTE

A certain lot or parcel of land situated in Casco in the County of Cumberland and State of Maine and lying on the Northeasterly side of Route 302 bounded and described as follows:

Beginning at a point marked by an iron rod driven into the ground on the northeasterly side line of said Route 302, at the southwest corner of land of Leander Chute and the northwesterly corner of the parcel of land herein conveyed and now owned by the Grantors herein and which point is further identified as being the northwest corner of that certain parcel of land conveyed to Robert D. Chute by Willard M. Chute, et al by deed dated January 2, 1925 and recorded in the Cumberland County Registry of Deeds in Book 1186, Page 482; thence running in a general northeasterly direction along an old stone wall and the southerly boundary lines of said leander Chute land and land of John Dewever a distance of Four Hundred (400) Feet to an iron rod driven into the ground; thence running at approximately a right angle from said last point mentioned in a general southeasterly direction a distance of One Hundred Fifty (150) Feet to an iron rod set in the ground; thence running at approximately a right angle from said last point mentioned and parallel to the first mentioned boundary line in a general southwesterly direction a distance of Four Hundred (400) Feet to an iron rod set in the side line of said Route 302; thence running northwesterly along the side line of said Route 302 a distance of One Hundred Fifty (150) Feet to the point of beginning.

RECEIVED  
RECORDED REGISTRY OF DEEDS  
1989 MAY 12 AM 11:26  
*[Signature]*  
CUMBERLAND COUNTY

Doc#: 46630 Bk:40545 Pg: 248

MEMORANDUM  
OF  
MASTER LEASE

Know all persons by these presents that Stephean C. Chute, of the Town of Casco, County of Cumberland, and the State of Maine, Grants a Lease to Christian Hill Properties, LLC, a limited liability company duly formed under the laws of the State of Maine, of all such Real Property and Premises situated within South Casco, Maine, subject to all encumbrances of record; and as more fully described below, for a term of Ten Years (10), which may be renewed for term upon written renewal of the parties.

Premises:

330 Roosevelt Trail And 337 Roosevelt Trail, Town of Casco, County of Cumberland and State of Maine

Real property and premises situated within South Casco, Maine by deed granted by Edward M. Chute and Gloria P. Chute to Edward M. Chute, Gloria P. Chute and Stephean C. Chute as joint tenants, being recorded within the Cumberland County Registry of Deeds in Book 8751, Page 282, on November 12<sup>th</sup>, 1989; And,

Real property and premises situated within South Casco, Maine by deed granted by Edward M. Chute and Gloria P. Chute to Edward M. Chute, Gloria P. Chute and Stephean C. Chute as joint tenants, being recorded within the Cumberland County Registry of Deeds in Book 9515, Page 30, on April 4<sup>th</sup>, 1991. The said Edward M. Chute and Gloria P. Chute having now been deceased.

10 Red Mill Road, Town of Casco, County of Cumberland and State of Maine

Real property and premises situated within South Casco, Maine by deed granted by Robert D. Chute and Jennie E. Chute to Stephean C. Chute, et.al. being recorded within the Cumberland County Registry of Deeds in Book 4453, Page 268, on July 9<sup>th</sup>, 2079.

Marital Award to Stephean C. Chute, real property and premises situated within South Casco, Maine, by Order of District Court recorded within the Cumberland County Registry of Deeds in Book 25738, Page 329 on January 8<sup>th</sup>, 2008, being all the same as referenced within a deed granted by Robert D. Chute and Jennie E. Chute and recorded within the Cumberland County Registry of Deeds in Book 4453, Page 268, on July 9<sup>th</sup>, 2079.

Corrective Release Deeds

Stephean C. Chute, et. al. to Chute Ivan P. Chute, recorded in Book 18082, Page 326, dated April 16th, 2002; and Ivan P. Chute to Stephean C. Chute, et. al. recorded in Book 18082, Page 328, dated April 16th, 2002. This deed is given as part of an exchange of deeds in order to correct certain discrepancies disclosed by a survey.

In Witness, Whereof, the said, Stephean C. Chute has herein set his hand and seals this 28<sup>th</sup>, Day of December, 2023.

Madira Pujara  
Witness


Stephean C. Chute  
Stephean C. Chute

State of Maine, Cumberland, ss

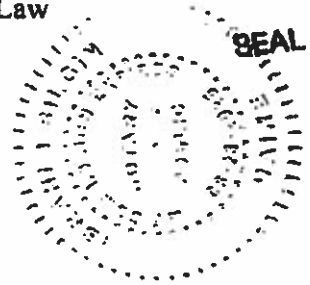
This 28th, Day of December, 2023.

Personally appearing before me, the above named Stephean C. Chute ad acknowledged the foregoing to be his free act and deed.

Before me,

 IBRAHIM BILGIN  
Notary Public - Maine  
My Commission Expires  
June 28, 2025

I. Bilgin  
Notary Public Attorney at Law



Received  
Recorded Register of Deeds  
Dec 28, 2023 11:32:48A  
Cumberland County  
Jessica M. Spaulding

Item 6.#

Google Maps



Imagery ©2024 Airbus, Map data ©2024 Google 20 ft



**OPTION TO LEASE**

Christian Hill Properties, LLC, a limited liability company duly organized under the laws of the State of Maine with a principal place of business situated in Casco, Maine,

For consideration fully paid and acknowledged do by these presents GRANTS to MonsonBray, LLC a limited liability company organized under the laws of the State of Maine:

Option To Lease premises at 333 Roosevelt Trail, Casco Maine under terms of a certain Lease by and between the Parties and the upon the effective date of November 1<sup>st</sup>, 2024

Cumberland County, ss  
State of Maine

In witness whereof, Christian Hill Properties, LLC has caused this instrument to be duly executed on this 28<sup>th</sup> day of October, 2024.



---

Christian Hill Properties, LLC , by  
Stephean C. Chute

**Exhibit 1**

**B 8) WE are only putting a very small addition onto the back of the building that will not interfere with the setbacks.**

**B 13) We will not be changing the topography of the land. Also the map that I was able to use didn't have contour lines denoting 2 foot increments.**

**E) We will not be planting any new plants or changing the landscaping in any way.**

**H) We cannot obtain permits and licenses until such time as the brewing equipment is installed, running, and ready to produce. We will supply the town with copies of said permits and licenses as soon as we have obtained them.**