



Town of Casco

Planning Board Meeting Agenda

October 27, 2025 at 6:30 PM

Casco Community Center

First Order of Business

1. Call Meeting to Order
2. Determine a Quorum
3. Review and Approval of the Meeting Agenda
4. Approve Meeting Minutes of July 28, 2025, August 25, 2025 & September 22, 2025
5. Public Participation for Non-Agenda Items

Old Business

6. Casco Public Library – Contract Zoning – Revisit to submit to Selectboard – Vote failed to pass at the September meeting
7. Discuss Further Development of Street Codes

New Business

8. Contract Zoning Request – Preliminary Proposal – 960 Meadow Road, Country Village Assisted Living for Expansion, Map 42, Lot 19 Village District, Represented by Craig Alaimo

Adjournment

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 or on agenda items. Matters related to personnel will not be heard.

Future meeting dates (subject to change)

November 24, 2025 - Planning Board Meeting

Why does Country Village need Contract Zoning?

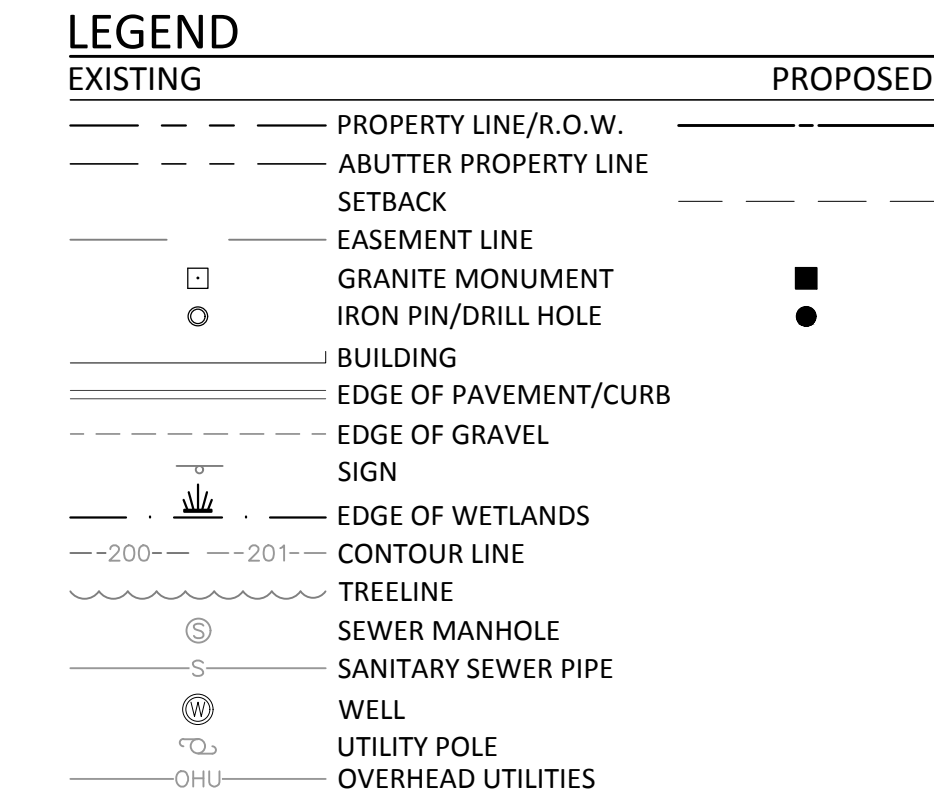
The property at 960 Meadow Road, proposed for expansion as a nursing home by Country Village Assisted Living (CVAL), is subject to the Town of Casco's zoning regulations, specifically the net residential area requirements for nursing homes in the Village District. Due to insufficient developable land, as identified in the wetland sketch plan and surveys, contract zoning is necessary to enable the expansion.

Per the Casco Zoning Ordinance (Chapter 215), a *nursing home* is defined as:

An institution that provides nursing or convalescent care for consideration to chronic or convalescent patients, but does not provide hospital services such as an operating room or x-ray facilities, unless incidental to the delivery of nursing or convalescent care. Where a permitted use, nursing homes shall have a density no greater than the minimum lot size for the district plus 5,000 square feet of net residential area per bed.

The current net residential area of the lot as determined by a professional civil engineer allows for 20.1 beds, so the facility is non-conforming to the current standards. As a result, in order to expand, I can either purchase land from an abutter to meet the density requirements, or pursue a contract zoning agreement with the Town. In 2023, I approached an abutter with sufficient land to buy the acreage I needed in order to expand but they were not willing to sell, therefore our need for a contract zone.

We are eager and excited to work with the Town of Casco to come up with a great plan that benefits our community, enhances Casco Village's aesthetic, and provides opportunity for both our business and our employees through additional jobs it'll create. We are committed to keeping care local and provide a safe and home environment for our residents to age in place with dignity, respect, and love. Businesses like ours and local municipalities are intertwined in ways not often seen or thought of, but we provide an essential service for our community by caring for senior citizens and our aging community folks, many of whom have contributed to the Casco area through volunteerism, working, raising children, coaching, etc. We are committed to remaining a locally Maine owned business and this expansion will secure in stone our ability to remain a staple of the Casco community and Casco Village for generations to come. I believe our project is fully in line with Casco's Comprehensive Plan and the goals it has set.



1. THE OWNER OF RECORD OF THE PROPERTY IS 960 MEADOW ROAD HOLDING, LLC BY DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 34762 PAGE 137.
2. TOTAL AREA OF THE PARCEL IS APPROXIMATELY 8.4 ACRES.
3. PARCEL TAX MAP REFERENCE: TOWN OF CASCO ASSESSORS MAP 42, LOT 19.
4. PLAN REFERENCES:
 - A) BOUNDARY SURVEY OF 960 MEADOW ROAD, CASCO, MAINE FOR 960 MEADOW ROAD HOLDING, LLC AS PREPARED BY SURVEY, INC. DATED FEBRUARY 2020.
5. HORIZONTAL DATUM: MAINE STATE PLANE, WEST ZONE, NAD83, U.S. FEET.
6. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
7. BOUNDARY SHOWN HEREON IS BASED ON PLAN REFERENCE 4A.
8. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON PLAN REFERENCE 4A AND SUPPLEMENTED WITH 2 FT CONTOURS OBTAINED FROM THE MAINE OFFICE OF GIS.
9. THE PROPERTY IS LOCATED IN THE VILLAGE DISTRICT AND STREAM PROTECTION DISTRICT.
10. SPACE AND BULK REQUIREMENTS: V DISTRICT

MIN LOT SIZE:	60.00 SF
MAX BUILDING COVERAGE:	20%
MIN STREET FRONTAGE:	150 FT
MIN FRONT YARD:	40 FT
MIN SIDE/REAR YARD:	15 FT
MAX BUILDING HEIGHT:	35 FT
11. WETLAND DELINEATION PERFORMED BY ALBERT FRICK ASSOCIATES, INC. IN FEBRUARY 2020 AND FIELD LOCATED BY SURVEY, INC.

[illegible]

SKETCH PLAN

COUNTRY VILLAGE ASSISTED LIVING FACILITY
960 MEADOW ROAD
CASCO, MAINE

FOR: **960 MEADOW ROAD HOLDING, LLC**
OWNER ADDRESS
TOWN, STATE, ZIP

SK-1

Contract Zoning Request

Preliminary Proposal

Date: September 22, 2025

Applicant Name: 960 Meadow Road Holding LLC

Address: 960 Meadow Road, Casco, ME 04015

Phone Number: 207-627-7111

Email: craig@countryvillageal.com

Subject: Preliminary Proposal for Contract Zoning Request

Property Address: 960 Meadow Road, Casco, Maine

Parcel ID: 42-19

Current Zoning Classification: Village District

Proposed Zoning Classification: Contract Zoning to allow expansion of an existing assisted living facility beyond current ordinance limits

1. Nature of the Request

This proposal seeks approval for a contract zoning agreement for the property at 960 Meadow Road, Casco, Maine, currently zoned as Village District. The property operates as a licensed assisted living facility, Country Village Assisted Living, with a current capacity of 30 residents. The applicant, 960 Meadow Road Holding LLC, proposes to expand the facility to accommodate an additional 16 bedrooms, increasing the total capacity to 45 residents. This expansion addresses the growing community demand for assisted living services and enhances care offerings.

A contract zoning agreement is requested because the proposed expansion exceeds the current Village District zoning standards. Contract zoning will allow the Town of Casco and the applicant to establish site-specific conditions to ensure the project aligns with community goals while enabling the necessary development.

2. Scope of the Proposed Project

The proposed expansion includes the following components:

- Expansion of Existing Facility: A two-story addition integrated with the current structure to maintain operational and architectural continuity.
- Total Capacity: Increase from 30 to 45 residents.
- Building Height and Stories: Consistent with the existing structure; no increase in overall height.
- Parking:
 - Assessment: The applicant will assess parking needs to meet Town of Casco requirements and operational demands, accounting for staff (currently 25+, with an increase to support 15 additional residents), visitors, and ADA compliance.
 - Design: The parking layout will accommodate staggered staff shifts, peak visitor hours, and accessible spaces near the main entrance, with minimal impact on surrounding areas.
- Site Access: No changes to existing access from Meadow Road.
- Utilities and Services:
 - Septic System: The existing onsite septic system will be upgraded to accommodate the increased capacity, designed by a qualified engineer to meet Maine Department of Environmental Protection (DEP) regulations. The system will ensure no adverse impact on groundwater or neighboring properties.
 - Water Supply: The current private well will be evaluated for adequacy. If necessary, upgrades or supplementation will ensure sufficient potable water, meeting state quality and quantity standards.
 - Electricity: Coordination with the utility provider will ensure adequate electrical capacity, with consideration for a backup generator to support critical care functions.
 - Solid Waste: Waste disposal services will be adjusted (e.g., increased pickup frequency or container size) to accommodate the expanded facility.
 - Fire Protection: The facility will comply with fire safety and emergency access requirements, with upgrades to suppression systems or exits as needed, in collaboration with the Casco Fire Department.
- Stormwater and Landscaping: Stormwater management will comply with Town and DEP standards. Landscaping will be enhanced with native plants to buffer neighboring properties and maintain the village aesthetic.

3. Justification for the Request

The proposed contract zoning supports the Town of Casco's planning objectives by:

- Meeting Community Needs: The expansion addresses the increasing demand for senior housing and assisted living services, including Medicaid and private pay options, ensuring accessible care for all community members.
- Preserving Village Character:
 - Architectural Harmony: The addition will match the existing facility's materials, colors, and design to blend with the rural village aesthetic.
 - Proportional Scale: The two-story addition maintains a roofline consistent with the existing structure, ensuring compatibility with the neighborhood.
 - Landscaping: Native plants, trees, and shrubs will enhance the site and buffer neighboring properties, preserving the rural character.
- Economic and Social Benefits: The project will create local healthcare jobs and provide essential services, supporting the Town's economic and wellness goals.

4. Site Plan and Supporting Documents

A conceptual site plan, including the proposed addition, property boundaries, parking layout, and any setback considerations, will be submitted with the formal application.

5. Compatibility with the Town's Comprehensive Plan

The proposed expansion aligns with the Town of Casco's Comprehensive Plan by:

- Enhancing Community Health: The project supports the large-scale goal of improving healthcare access by expanding assisted living capacity for seniors, reducing the need for out-of-town care.
- Supporting Village-Centered Development: The expansion reinforces the mixed-use village concept by enhancing an existing facility, promoting infill development over sprawl.
- Sustainable Growth: The project utilizes existing infrastructure (e.g., Meadow Road access, utilities) and includes upgrades (e.g., septic, water) to ensure sustainability.
- Preserving Rural Character: The design respects the village's scenic and aesthetic qualities through compatible architecture and enhanced landscaping.
- Economic Development: The expansion creates healthcare jobs and supports local employment, aligning with the Plan's economic objectives.

6. Conclusion

960 Meadow Road Holding LLC respectfully requests that the Town of Casco consider this preliminary proposal for contract zoning at 960 Meadow Road. The proposed expansion is

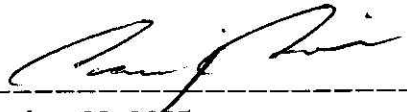
a modest, community-focused enhancement of an essential assisted living facility. We are committed to collaborating with planning staff, the Planning Board, the Select Board, and neighbors to address concerns and refine the proposal as needed.

Submitted by:

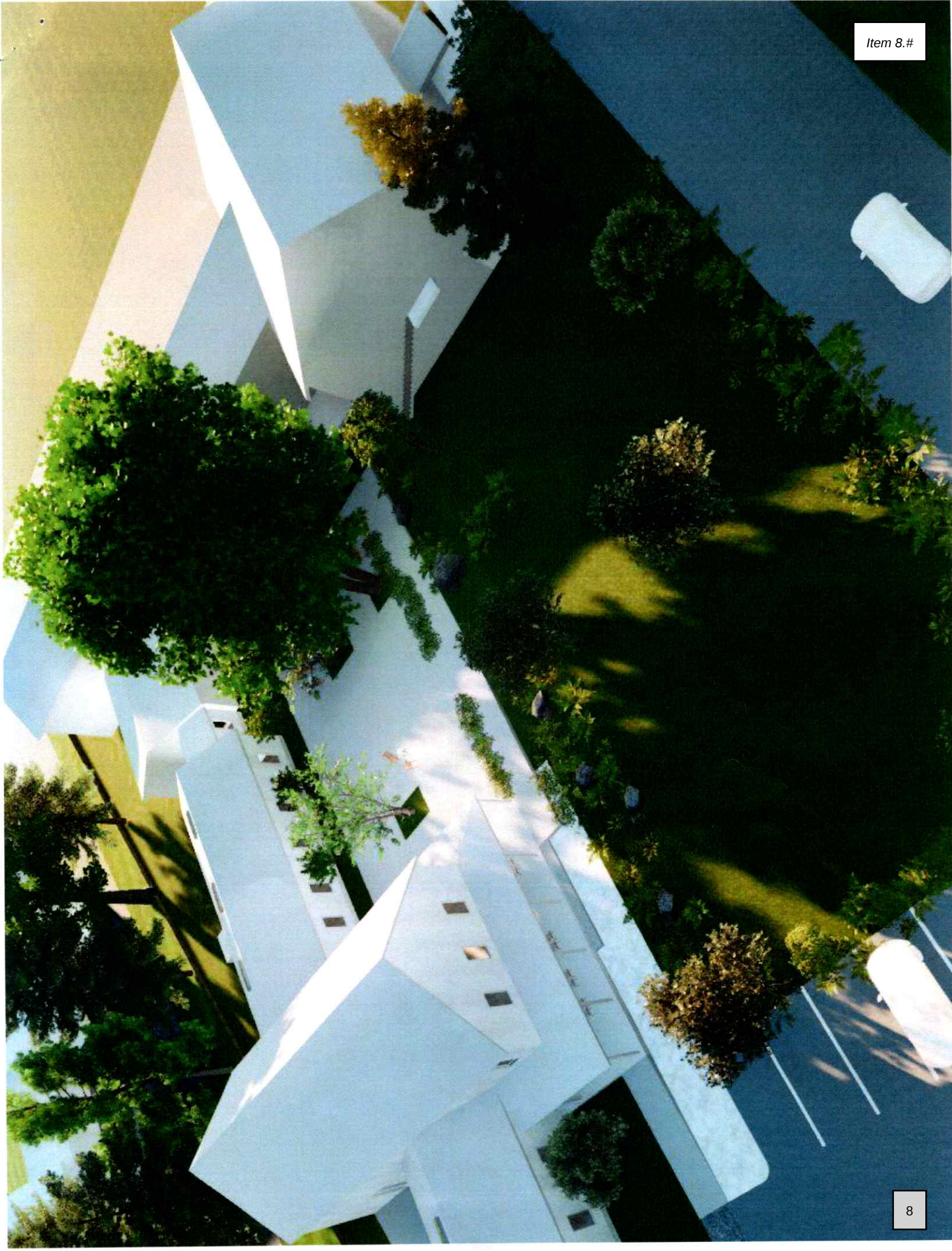
Craig Alaimo, Member

960 Meadow Road Holding LLC

Signature: _____



Date: September 22, 2025





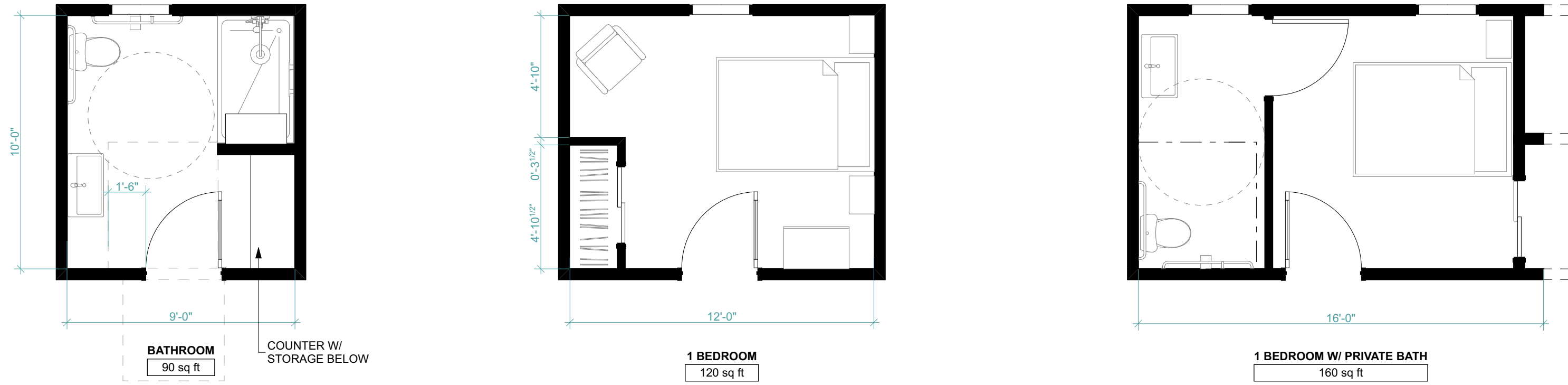
COUNTRY VILLAGE ASSISTED LIVING | PRELIMINARY PRESENTATION
10.10.2024



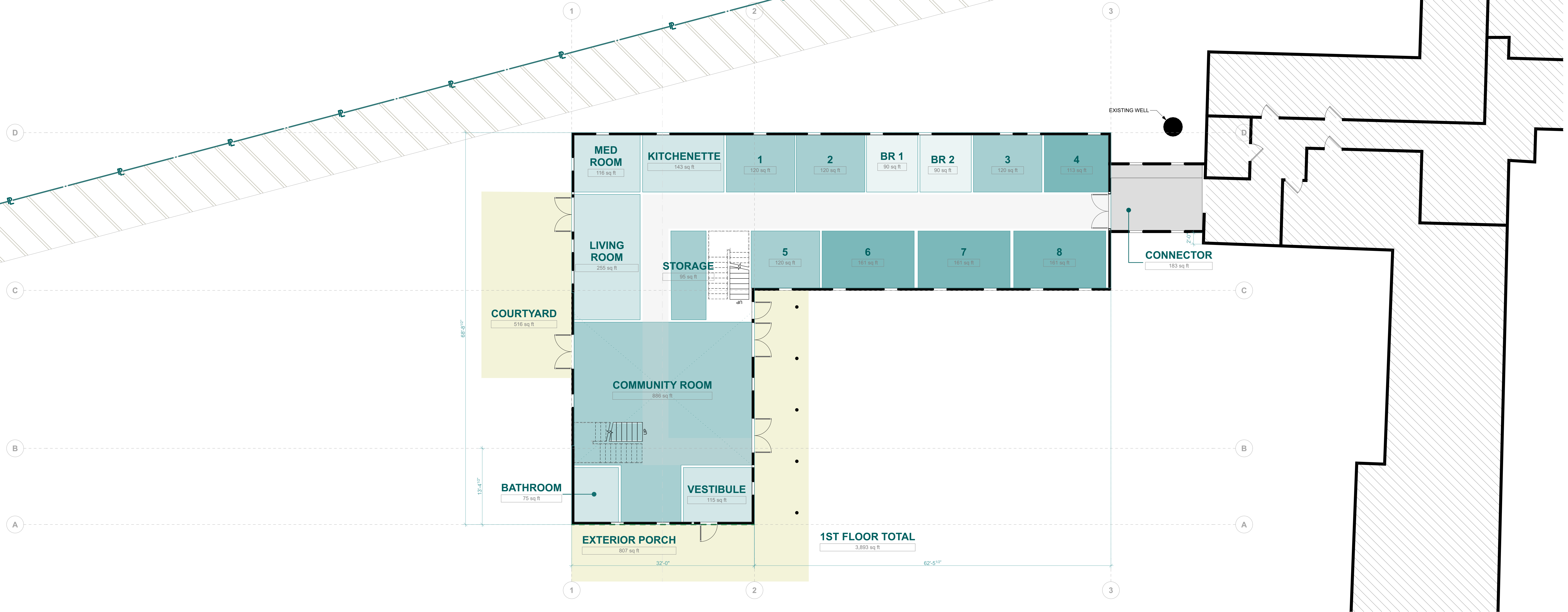


1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 20'

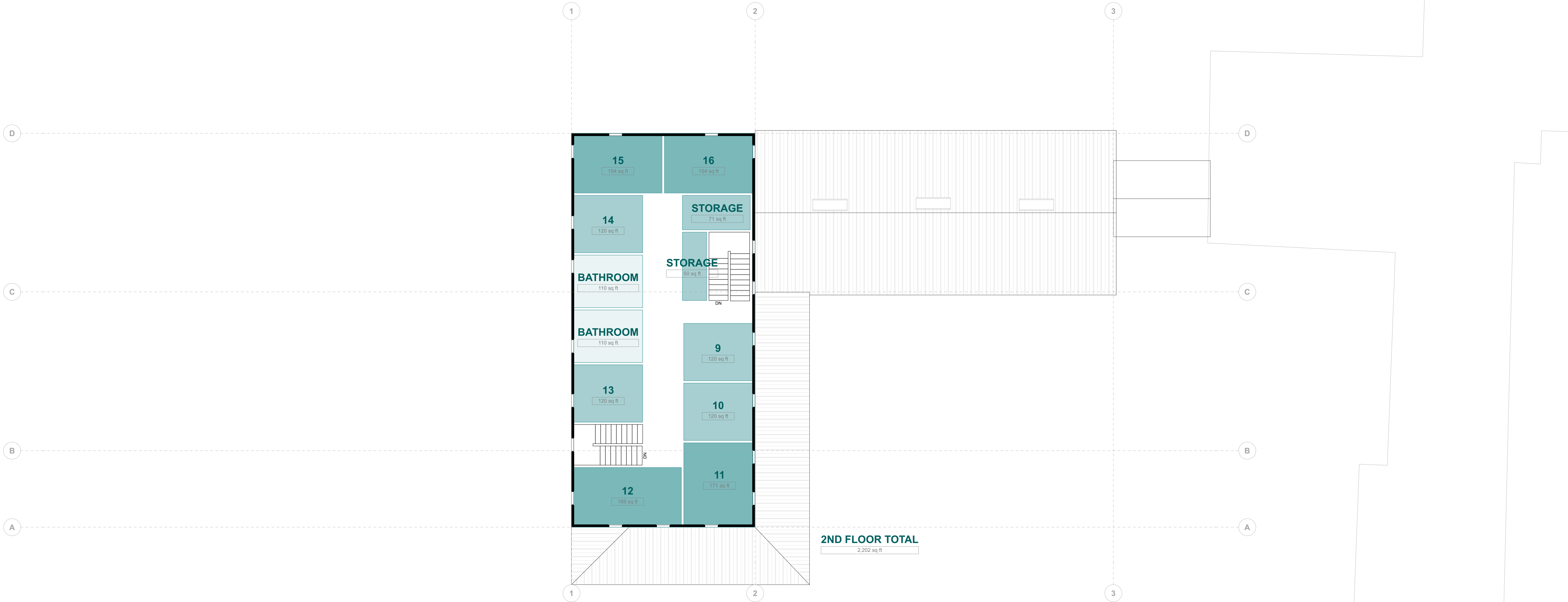




2 UNIT & BATH LAYOUTS
SCALE: 1/4" = 1'-0"



1 1ST FLOOR PLAN
SCALE: 1/8" = 1'-0"



1 2ND FLOOR PLAN
SCALE: 1/8" = 1'-0"

