



Town of Casco

Selectboard Regular Meeting Agenda

August 04, 2026 at 6:00 PM

Casco Community Center

Regular Meeting

1. Review and approval of the meeting agenda
2. Approval of bills and signing and approval of all open warrants
3. Approval of Minutes: July 21, 2026
4. Public Participation for non-Agenda items
5. Manager's Update

Ongoing Business

6. The Selectboard will consider updating the following policies, Community Center Facility Use & Remote Meeting Policy.

New Business

7. The Selectboard will receive an update on the Recreational Department programs and Community Center.
8. The Selectboard will discuss the proposed Water Quality Plan
9. The Selectboard will discuss the September 26th community event.
10. The Selectboard will consider a liquor license renewal for Migis Lodge.
11. The Selectboard will discuss the preliminary tax commitment.
12. Selectboard Comments

Executive Session

13. Executive Session to discuss Concealed Weapons Permits per Title 25, Part 5, Chapter 252, Section 2006 for application 08/04/2026A & 08/04/2026B.
14. Adjournment

Reminders to the Attending Public: Selectboard 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)

Month DD, YYYY at HH:MM PM Meeting Name

August 6, 2026 @ 5:00 PM Veteran's Committee

August 10, 2026 @ 6:30 PM Planning Board Workshop

August 12, 2026 @ 6:00 PM Water Quality Committee

August 17, 2026 @ 6:00 PM Open Space Commission

August 18, 2026 @ 6:00 PM Selectboard Regular Meeting



Town of Casco

Selectboard Regular Meeting Minutes

July 21, 2026 at 6:00 PM

Casco Community Center

Regular Meeting

PRESENT

Scott Avery
Eugene Connolly
Robert MacDonald
Grant Plummer
Joseph DeMartin

1. Review and approval of the meeting agenda

The Selectboard moved and seconded to approve the meeting agenda

Motion made by Avery, Seconded by Plummer.

Voting Yea: Avery, Connolly, MacDonald, Plummer, DeMartin

2. Approval of bills and signing and approval of all open warrants

Selectboard moved and seconded to approve all bills and signing of all open The warrants.

Motion made by Connolly, Seconded by Plummer.

Voting Yea: Avery, Connolly, MacDonald, Plummer, DeMartin

3. Approval of Minutes: July 7, 2026

The Selectboard moved and seconded to accept the minutes from the July 7th meeting as presented.

Motion made by DeMartin, Seconded by Avery.

Voting Yea: Avery, Connolly, MacDonald, Plummer, DeMartin

4. Public Participation for non-Agenda items

No Public Participation.

5. Manager's Update

- A. Following up on the discussion at Town Meeting regarding animal control (ACO) calls for service, the Town requested call volume data from Cumberland County Regional Dispatch to better understand demand for dispatch services. The data shows that Casco and Raymond generated a combined total of 405 calls for ACO service during the reporting period, with Casco accounting for 195 calls and Raymond accounting for 210 calls.

By day of the week, call activity was highest on Monday and Tuesday, each with 68 calls (16.8%), followed by Wednesday with 65 calls (16.0%), Thursday with 61 calls (15.1%), Saturday with 57 calls (14.1%), Friday with 52 calls (12.8%), and Sunday with 34 calls (8.4%).

Monthly call volumes were also relatively consistent throughout the fiscal year, with the highest activity occurring in July (56 calls, 13.8%) and June (53 calls, 13.1%), followed by August (49 calls, 12.1%). Mid-level activity occurred during October and May (34 calls each, 8.4%), December (33 calls, 8.1%), and September (32 calls, 7.9%). Lower call volumes were recorded in November (27 calls, 6.7%), March and April (25 calls each, 6.2%), January (19 calls, 4.7%), and February (18 calls, 4.4%). Overall, the data demonstrates that dispatch demand remains relatively steady throughout the year, with modest increases during the summer months and during the beginning of the fiscal year.

Hourly trends indicate that call volume is concentrated during normal daytime and early evening hours, with the busiest period occurring between 8:00 a.m. and 6:00 p.m., when 326 calls (approximately 80% of all calls) were received. The single busiest hour was 12:00 p.m. (36 calls), followed by 1:00 p.m. (32 calls) and 8:00 a.m., 3:00 p.m., and 5:00 p.m. (31 calls each). Overnight activity was comparatively light, with only 21 calls recorded between midnight and 6:00 a.m. These statistics provide a clearer understanding of when animal control officer demand is greatest.

- B. Glidden Excavation has completed the roadway preparation, including the excavation, culvert improvements, and shim course paving on both Ward Circle and Hams Hill Road. The contractor is scheduled to place the final asphalt surface course on these roads on July 20 and 21. In addition, Glidden Excavation will apply a shim coat to Raymond Cape Road during the same timeframe in preparation for its final paving work.
- C. The work group established to develop an informational event to educate the public about the Town's boards, committees, and departments held its first meeting. The discussion focused on creating an educational event that would highlight the responsibilities and roles of the various boards, committees, and municipal departments while also providing an opportunity to hold a community event for residents enjoyment. The group has tentatively scheduled the event for September 26, with a rain date of September 27, and is currently considering Casco Community Park as the venue. The work group is still seeking a Selectboard member to serve as a volunteer participant in the planning process.
- D. On July 20, the Town's IT vendor installed four wireless access points to provide community Wi-Fi service at the Casco Community Center. Two indoor access points were installed within the building—one in the large meeting room and one in the hallway near the front entrance. Two additional outdoor access points were installed on the Casco Days Park side of the building to provide wireless coverage for outdoor activities and events.

The indoor access points each provide coverage for approximately 5,000 square feet and are capable of supporting more than 300 concurrent users. The outdoor access points each provide coverage for approximately 1,500 square feet and can also

accommodate more than 300 concurrent users, ensuring reliable connectivity for both indoor and outdoor public use.

- E. The Fire Department's forestry truck sustained significant damage while assisting the Town of Otisfield with a five-acre wildfire on July 12. During the response, the welds securing the truck bed to the frame failed, resulting in the bed completely separating from the chassis. At this time, the vehicle is being evaluated to determine the extent of the damage. There is currently no estimate for the cost of repairs or the anticipated timeline for returning the apparatus to service. Staff will provide additional updates as more information becomes available.

Old Business

6. The Selectboard will consider updating the following policies, Community Center Facility Use & Collection of Emergency Medical Service Fees.

Community Center Facility Use Policy was tabled. The Selectboard moved and seconded to approve the Collection of Emergency Medical Service Fees Policy.

Motion made by Avery, Seconded by Connolly.

Voting Yea: Avery, Connolly, MacDonald, Plummer, DeMartin

7. The Selectboard will consider their assignments as liaisons to committees & boards.

The following Selectboard members volunteered to be liaisons for the following boards, committees and commissions.

Robert MacDonald- Comp Plan Implementation Committee and Transfer Station Council

Scott Avery- Water Quality Committee

Eugene Connolly- Veterans Committee

Grant Plummer- Casco Village Zoning Working Group and Safe Streets Committee

Joseph DeMartin- Library and Open Space

New Business

8. The Selectboard will receive and Public Work related updates from Mike Genest

Discussion only. No action was taken.

9. Selectboard Comments

Grant Plummer- Inquired why meeting was cancelled last night (July 20th) for Rabbit Run. Grant would like to thank Tony and his team for all their work getting the community center area ready for Casco Days. Also wanted to know if those big message board signs ever come up for sale cheap.

Scott Avery- Inquired if we were able to get a temporary cell tower for Casco Days. Scott also reminded everyone to come out and support Casco Days.

Bob MacDonald- Inquired where we stand on the Tenney Hill violations. Bob noted the study that the study that has been done regarding traffic accidents on 302 on Casco is eye opening.

Workshop

10. The Selectboard will conduct a workshop regarding the remote meeting policy.

Discussion only as this was a workshop. No action was taken.

Executive Session

11. Adjournment

The Selectboard moved and seconded to adjourn at 7:12pm.

Motion made by Avery, Seconded by Plummer.

Voting Yea: Avery, Connolly, MacDonald, Plummer, DeMartin

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Future meeting dates (subject to change)

Month DD, YYYY at HH:MM PM Meeting Name

July 27, 2026 @ 6:30 PM Planning Board Regular Meeting & Public Hearing

July 30, 2026 @ 6:00 PM Comp Plan Implementation Committee

August 4, 2026 @ 6:00 PM Selectboard Regular Meeting



**Manager's Memorandum
Selectboard Meeting
August 4, 2026**

Item 5.#

To: Selectboard
From: Tony Ward, Town Manager
Date: 08-01-2026
Re: Selectboard meeting 08-04-2026

Below are notes for agenda items for August 4, 2026, meeting

5. Managers' Update

- A.** The Town of Casco invites all residents to attend the Second Casco Village Community Workshop on Tuesday, September 15, at 5:30 p.m. at the Casco Community Center. Building on feedback received during the May workshop, this interactive session will present potential zoning concepts, development patterns, design standards, and regulatory approaches to help guide the future of Casco Village. Participants will review key themes from previous community input, explore examples from other communities, learn about a proposed Conditional Use Permit process, and provide feedback that will help shape the next phase of the Village zoning rewrite and future draft recommendations.
- B.** The Town has issued a Request for Proposals (RFP) for the supply and delivery of screened winter sand for the 2026–2027 winter season. Sealed bids are due by 3:00 p.m. on August 13, 2026, and must include a recent sieve analysis verifying compliance with the Town's material specifications. The contract will be awarded based on price, material quality, compliance with specifications, and availability, with the successful bidder providing winter sand on an as-needed basis throughout the season.
- C.** GPCOG and the Town will host a public open house on August 12 from 4:30 p.m. to 6:30 p.m. at Webbs Mills Park to provide information and gather public feedback regarding the proposed four-way stop at the intersection of Poland Spring Road, Webbs Mills Road, and Pine Hill Road. To encourage participation and improve communication about the project, informational mailings are being sent to residents in the surrounding area.
- D.** Public Works has received its new paint sprayer, providing the department with the capability to paint crosswalks, pavement markings, and handicap parking symbols in-house. The new equipment will also be used to assist with the maintenance and preservation of Town equipment, improving operational efficiency while reducing reliance on outside contractors for routine painting needs.
- E.** Road Foreman Mike Genest and I have been inspecting the private roads that receive winter maintenance from the Town to ensure they remain in compliance with the 1972 Private Road Standards. At this time, two private roads—Cone Avenue and Lower

Coffee Pond Road—have been identified as not meeting these standards. On behalf of the Town, I will be notifying the affected property owners that the necessary repairs must be completed to maintain eligibility for Town snow plowing services. Based on our inspections, we anticipate the required repairs on both roads will be relatively minor and can be completed at minimal expense.

- F. Town legal counsel has filed (or is in the process of filing) a land use enforcement action pursuant to 30-A M.R.S. § 4452 against both the property owner and the lessee of 50 Rabbit Run for violating the Town's cease and desist order. An action under 30-A M.R.S. § 4452 is the statutory enforcement mechanism available to municipalities when a land use violation continues after notice has been provided. Through this process, the Town may seek court-ordered compliance, civil penalties as authorized by Maine law, recovery of attorney's fees and litigation costs where permitted, and any other appropriate relief necessary to enforce the Town's land use ordinances. This action demonstrates the Town's commitment to ensuring compliance with its ordinances and the decisions of its regulatory boards. The matter is now before the court, and updates will be provided to the Selectboard as the legal process moves forward.
- G. I will be on vacation from August 28 through September 9 and will be unavailable by cell phone or email during that time. The Fire Chief Brian Cole will oversee any critical Town Manager responsibilities and address urgent matters requiring attention during my absence.

On-Going Business

6. The Selectboard will consider updating the following policies Community Center Facility Use and Remote Meeting Policy

The first policy, regarding the Use of the Community Center, had substantial modifications were made to the original proposed policy after legal review. This proposed policy is not redlined due to the quantity of changes.

The second policy included in this packet is a model policy for remote meetings authored by Maine Municipal Association.

New Business

7. The Selectboard will receive an update on the Recreational Department programs and Community Center.

Recreation Director Beth Latsey will provide the Selectboard with an update on the Town's recreation programs and activities at the Casco Community Center. Her report will include information on current programming, participation levels, upcoming events, and other initiatives designed to enhance recreational opportunities for residents. This update will keep the Selectboard informed of the department's ongoing operations and future plans.

8. The Selectboard will discuss the proposed Water Quality Plan.

Water Quality Committee Chairperson Tom McCarthy will present the Committee's proposed Water Quality Plan for the Selectboard's review and consideration. The plan establishes a comprehensive framework for protecting and enhancing the water quality of Casco's lakes, ponds, rivers, and watersheds through coordinated management, regulatory oversight, scientific monitoring, public education, and regional collaboration. Key components include strengthening shoreline and land use ordinances, promoting watershed stewardship and conservation, expanding water quality testing and invasive species prevention efforts, documenting shoreline conditions, engaging the community through outreach and volunteer programs, pursuing grant funding opportunities, and fostering partnerships among lake associations, residents, businesses, neighboring municipalities, and state agencies. The plan is intended to provide a long-term strategy for preserving Casco's water resources while guiding future policy and management decisions.

9. The Selectboard will discuss the September 26th community event.

Courtney Walsh, Janet DiBiase, and Pam Edwards will provide the Selectboard with an update on the planning efforts for the Volunteer Boards, Staff, and Community Interface Event. The event is tentatively scheduled for Saturday, September 26, at Casco Community Park, with a rain date of Sunday, September 27. The update will include progress on event planning, outreach efforts, and opportunities to connect residents with Town boards, committees, staff, and municipal services.

10. The Selectboard will consider a liquor license renewal for Migis Lodge.

Included in the Selectboard packet is a request from Migis Lodge for renewal of its liquor license. The Town has not received any complaints regarding the operation of the lodge or restaurant and is not aware of any violations of applicable regulations.

If approved by the Selectboard, the application will be forwarded to the State of Maine Bureau of Alcoholic Beverages and Lottery Operations, which is responsible for the final review and determination of the renewal of the license.

11. The Selectboard will discuss the preliminary tax commitment.

Included in the Selectboard packet is the Tax Rate Calculation Form that will be completed by Cumberland County Regional Assessing within the next few weeks. Based on the current valuation and budget information, the Town can anticipate an estimated mill rate increase of \$0.76, resulting in a projected tax rate of \$11.01 per \$1,000 of assessed value. This represents an approximate 7.4% increase over the current mill rate of \$10.25.

The calculation also includes a minimal overlay of \$48,749.29, which is less than the FY 2026 overlay and is \$657,471.46 below the maximum allowable overlay amount of \$706,220.75. This conservative overlay reflects the Town's effort to minimize the tax impact while maintaining an appropriate reserve for tax commitment adjustments and abatements.

Manager's Memorandum Page 3

For the average residential property, this projected mill rate increase would result in an estimated annual property tax increase of \$351.29 for properties without a Homestead Exemption and \$332.29 for properties receiving the Homestead Exemption.

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FIRST 5 MINUTES FOR CASCO VILLAGE'S FUTURE

Directions: Please read or share the following information at the beginning of Town and community meetings during July, August, and early September to raise awareness and participation in the second Casco Village Community Workshop.

The Town of Casco is inviting everyone in the community—whether you live in Casco Village or elsewhere in town—to participate in the second **Casco Village Community Workshop**. This is another opportunity to get involved in shaping the future of Casco Village. Building on the ideas and feedback shared during the May community workshop, this workshop will introduce and discuss potential zoning concepts, development patterns, and regulatory approaches that could guide the future of Casco Village. Community feedback received during this workshop will help shape the next phase of the zoning rewrite and the draft recommendations prepared for the Village.

Attend the Second Casco Village Community Workshop

- Date: Tuesday, September 15th
- Time: 5:30 PM
- Location: Casco Community Center

During this interactive workshop, participants will have the opportunity to:

- **Review** the key themes and ideas heard during the May community workshop.
- **Explore** examples from other communities that could serve as models for Casco Village.
- **Discuss** potential zoning concepts, development patterns, and design standards that could help preserve the Village's unique character while supporting future investment.
- **Learn** about a potential Conditional Use Permit process and how it could encourage quality development while maintaining community expectations.
- **Share** your feedback on the ideas and approaches that best reflect the future residents would like to see for Casco Village.

Learn More

Visit the project webpage to review project materials, stay informed about upcoming meetings, and follow the progress of the Casco Village zoning initiative. <https://tinyurl.com/Casco-Village-Project>

- Use the QR code or project link provided on the flyer to access project information. Please share the project flyer and information with others in the community!

Attached: Casco Village Community Workshop #2 Flyer



You're invited!

Share your thoughts about how to improve safety at the Webb's Mills intersection (Route 11 & Route 85 & Pine Hill Rd). We're planning safety improvements and your input is crucial!

In person: We'll have an informational booth set up at Webb's Mills Park on August 12, 4:30–6:30pm

Come say hi!

Online: Scan the QR code below with your phone camera or visit www.VisionZeroGreaterPortland.org to take the survey by August 19, 2026



**TAKE THE
SURVEY TODAY!**





TOWN OF CASCO FACILITIES USE POLICY

I. PURPOSE

The Casco Community Center ("Community Center" or "Facility") is a multi-purpose space designed to serve as a meeting hall, community recreation building, and special event center. The purpose of this policy ("Policy") is to regulate its use to ensure maximum benefit to the residents of Casco. The Town of Casco ("Town") sets forth the following rules and regulations for the management and protection of this public facility owned by the Town and for the safety of the persons lawfully entitled to use same. The Town further recognizes that the Community Center is a substantial municipal asset intended to provide the Town with resources and services that promote community activities.

II. MANAGEMENT OF FACILITY

- A. The Town Manager shall be responsible for the oversight and management of the Community Center. The Recreation Director shall manage the Community Center's daily operations and schedule and provide the Town Manager with regular reports regarding the same.
- B. The Town Manager will review and resolve operational issues or inconsistencies that relate to this Policy.

III. DEFINITIONS

- A. Recurring Reservation. A recurring reservation is a reservation of a space for four (4) or more dates spaced at regular intervals.
- B. Renter. A renter is an individual, group, or entity, that has had their facility reservation request approved.

IV. PRIORITY OF USE

The Town retains the right to make individual decisions regarding the use of all public facilities including, but not limited to, the right to deny the use of or reservation request for the Community Center.

- A. Reservation requests are granted based on the availability of staff to process and approve the request, and in accordance with the priority use order outlined in Part IV.B.
- B. The priority order of uses is as follows:
 - 1. Town Boards and Committees Meetings and Functions;
 - 2. Town Department programmatic uses in accordance with the Community Center's intended purpose;
 - 3. Service Groups, Non-Profit Organizations, and MSAD #61;
 - 4. Special Events - Weddings, Birthdays, etc.;
 - 5. Special Interest Groups / Commercial.

- C. The Town reserves the right to cancel or reschedule reservations if a Town function, such as public hearing or special Town Meeting, so requires. The Town will make a reasonable effort to accommodate existing reservations to prevent cancellation and/or rescheduling.

IV. AVAILABLE SPACES

<u>Designated Area</u>	<u>Concentrated People Capacity</u>	<u>Mixed Use Seating Capacity</u>
Casco Community Center - Entire Space	211	270
Large Meeting room	134	75
Small Meeting room	77	30
Kitchen	5	5
Gymnasium*	200	100

* Athletic events to be given priority, displaced only by a Town function.

V. RESERVATIONS

All persons or entities who wish to reserve the Facility for their exclusive use must request a reservation from the Recreation Director, complete a Facility Use Agreement and Liability Waiver, submit a refundable damage deposit and, if required, provide proof of insurance.

- A. **Eligibility.** Requests for the use of the Facility must be made by one or more individuals who are at least 25 years of age, and who will be responsible for monitoring and supervising all activities at the Facility during the period reserved. It shall be at the Recreation Director's discretion to waive the age requirement.
- B. **Reservation Request.** Reservation requests shall be made in writing to the Recreation Director's office. Reservation requests shall be made a minimum of three (3) weeks in advance of the requested reservation to allow for review. Unless otherwise specified in section V(E) of this Policy, the Recreation Director is authorized to approve or deny the reservation request. The Recreation Director may accept a late reservation request if they determine that the availability of staff and space requested allows.

The written reservation request shall provide:

1. The name, address, email, and phone number of the renter;
 2. The date and time of the reservation sought;
 3. The space requested;
 4. The number of anticipated attendees;
 5. Whether the reservation is sought for personal or commercial use (and if requesting the gymnasium, whether the reservation is for an athletic event);
 6. Whether the renter will be collecting admission fees; and
 7. Whether any additional permissions are requested pursuant to section VI of this Policy.
- C. **Confirmation of Reservation.** A reservation is confirmed and considered approved only when both the renter and the Recreation Director (or the Town Manager, if required) have signed the Facility Use Agreement, and the renter has signed and submitted the Indemnification and Liability Waiver, paid the full amount of the damage deposit, and paid at least 50% of the facility rental fee (the remainder is due no later than fourteen (14) days prior to the reservation).

No reservation, rental, or use agreement for the Community Center shall be subject to automatic renewal.

- D. **Denial of Reservation Request.** The Town reserves the right to deny a reservation request if the event is reasonably anticipated to be unreasonably disruptive to regular Town functions; too large for the applicable hall capacity; disorderly, dangerous or hazardous to persons or property; or in any other way inconsistent or conflicting with this Policy.
- E. **Town Manager Review.** The Town Manager shall review and approve all requests for recurring reservations, reservations that are for four (4) or more consecutive days, and reservations of six (6) or more days within a two (2) week period. If the Town Manager finds such requests unreasonably restrict the availability of the space for others, the Town Manager may deny the reservation or accept a more limited reservation.
- F. **Required Damage Deposit.** A \$50 refundable damage deposit shall be collected for the use of the Facility that requires a reservation. This damage deposit shall be held by the Town in accordance with Part VI(F).
- G. **Fees.** The facility rental fee shall apply to all renters and shall be in the amount specified in the Town Fee Schedule. The amount of the fee shall be reviewed annually by the Selectboard. Payment of 50% of the facility rental fee is due up front in order to confirm the reservation. The remainder of the fee is due fourteen (14) days prior to the date of the reservation.

The Town may require the applicant to pay additional costs as needed for the event, including, but not limited to, the cost of providing police and traffic detail, the cost of providing additional restroom facilities, and the cost of additional staff required to ensure the health and safety of the public and safe use of Town property.

- H. **Cancellation.** Cancellations should be communicated to the Recreation Director as soon as practicable. Damage deposits shall be promptly returned for any cancelled event.

A renter that cancels up to eight (8) days prior to a reservation date is entitled to receive a full refund of the facility rental fee. If a renter notifies the Recreation Director of cancellation four (4) to seven (7) days before the reservation date, the renter is entitled to 50% of the facility rental fee. If the renter notifies the Recreation Director three (3) days or fewer prior to the reservation date, no refund of the rental facility fee shall be issued. Notwithstanding these requirements, the Recreation Director and Town Manager may issue a refund if good cause is shown.

The Town reserves the right to cancel or reschedule any reservation or activity for good cause. The Town may cancel any reservation or activity for, among other things, concern that the event is or is reasonably anticipated to be: unreasonably disruptive to regular Town functions or properties that abut the reserved facility; too large for the capacity of the facility or any portion thereof; disorderly, dangerous, or hazardous to persons or property; or be in any way inconsistent with this Policy.

If the Town cancels the reservation, the full facility rental fee and damage deposit shall be refunded to the renter. The Town is not responsible for providing alternative accommodations.

VI. USE REGULATIONS

- A. **Advertising and Signage:** Temporary signage is permitted on the event day(s) and must comply with the Town's Land Use Ordinance and any Facility policies. Unless the reservation relates to a Town-sponsored event, the renter may not state or imply that their program is sponsored, co-sponsored or approved by the Town or any municipal official.
- B. **Alcohol and Drugs:** All forms of smoking, including vaping, and the use of cannabis products and illegal drugs, are strictly prohibited on the premises.

The selling and/or serving of alcoholic beverages is not permitted without the written approval of the Town Manager, proof that the sale/serving of alcoholic beverages is to be carried out by a caterer with a valid liquor license, and proof of the caterer's insurance that fully complies with the requirements of section VI(D) is required.

- C. **Animals:** Except for service animals, no animals are permitted inside the Community Center unless they are part of a scheduled program/event that has received prior written authorization from the Recreation Director for the presence of the animals.
The Town reserves the right to request that any animal, including service animals, be removed from the premises if the animal is not housebroken, or if the animal is out of control and the handler is ineffective in controlling it.
- D. **Caterers, Commercial Vendors, and Commercial Renters:** All caterers, commercial vendors, and commercial renters must carry, and provide proof of commercial general liability insurance in the amount of not less than \$1,000,000, combined single limit. The insurance policy must list "Town of Casco, its employees, and its agents" as additional insured for the duration of the event. All caterers and commercial vendors shall also sign the Town's Liability Waiver.

All vendors must be pre-approved by the Recreation Director.

- E. **Clean-up Requirements:** The rental space must be left in the same condition at the end of your event as it was prior to the event. No personal items or debris of the renter may remain. The Recreation Director will inspect the area to confirm that all clean-up responsibilities have been met and make a determination regarding the state of the facility and the status of the Renter's damage deposit as further outlined in section VI(G).
- F. **Damage Deposit:** The Renter is responsible for all costs of damage caused by the Renter, or guests of the Renter. If, after a reasonable opportunity for inspection, but no later than seven (7) days after the day of the event, the Recreation Director or their designee is satisfied that the facility has not sustained any damage or loss during the renter's reservation, the damage deposit may be collected by the Renter.

If the Recreation Director or their designee finds that the facility has been damaged as a result of the renter's use or the use of their guests, the Town will retain the deposit to the extent of the costs required to remedy the damage. If the cost to repair the damage exceeds the cost of the deposit, the renter will promptly reimburse the Town for the cost of any additional loss or damage. Depending on the extent and nature of the loss, damages, and violations of this Policy found, future reservation privileges may be revoked, and the Town may pursue damages.

- G. **Decorations & Equipment:** Decorations, equipment, or event materials may not cover, block, or interfere with any fire-safety device or exit route. Painter's tape is permitted for use on floors and walls. Other adhesives, such as regular "scotch" tape, glue, staples, tacks, or nails are not permitted. The use of rice, confetti, glitter, bubbles, silly string, and birdseed is not permitted.

Tables, chairs, furniture, and equipment may not be removed from the facility. Any such equipment moved must be returned to its original place at the conclusion of the event.

A renter must be pre-approved by the Recreation Director to use outdoor structures (like tents, arches, or inflatables) at least seven (7) days prior to the reservation. At the conclusion of the reservation, any personal equipment or outdoor items brought for your event must be removed from Town property unless other arrangements have been made with the Recreation Director. Any damage to the building, grounds, or Town-owned equipment is the responsibility of the Renter(s).

- H. **Fireworks, Candles, Open Flames:** Fireworks, candles, and open flames are prohibited on the premises.
- I. **Fire Safety:** Fire extinguishers, required signage, illuminated exit lights, electrical panels, and all exit areas must remain visible, unobstructed, and accessible at all times. All pathways leading to exits must remain clear throughout the event. Failure to comply may result in event cancellation and forfeiture of rental fees and deposit.
- J. **Gymnasium:** Use of non-marking footwear is required. Reservations of the gymnasium for non-athletic events requires approval by the Town Manager.
- K. **Hours of Operation:** No event may begin before 7:00 A.M. The building will be secured at 10:00 P.M. unless the renter receives written authorization from the Recreation Director prior to the event. Activities shall not extend beyond the hours approved in the reservation request. Event activities are permitted only in the areas approved by the Recreation Director in the reservation request.
- L. **Kitchen:** If an event requires use of the kitchen, the Town may require, at the renter's expense, Town staff to operate the kitchen.
- M. **Parking, Camping:** Unless written permission is granted by the Recreation Director, overnight parking and/or camping is not permitted.
- N. **Responsibility for Guests, Activities, and Facilities:** The renter is responsible for all guests, activities, and occupied facilities during the reservation period. The renter may not sub-let the facility or use it in a manner that is inconsistent with the approved use. The renter is responsible for the conduct of their guests and any damage to the facility or others that results from that conduct. The use of the facility must comply with all other laws and Town ordinances, rules, and policies at all times. The renter is responsible for ensuring their guests are adequately and appropriately supervised by the renter or their adult designee until all guests have departed the premises.

All accidents and/or injuries shall be promptly reported to the Recreation Director.

- O. **Security:** A renter may not enter the facility prior to the start of their reservation or remain in the facility after the conclusion of their reservation unless given written authorization by the Recreation Director. The Recreation Director or the Town Manager may in their sole discretion, and at the expense of the renter, require Town staff to be present to open, close, or remain at the facility for an event when they deem it appropriate or necessary.

Adopted this day of August 4, 2026.

Approved by Casco Selectboard:

_____	Robert MacDonald, Chair
_____	Scott Avery, Vice-Chair
_____	Eugene Connolly
_____	Grant Plummer
_____	Joseph DeMartin



SAMPLE POLICY

INSTRUCTIONS FOR

Sample REMOTE PARTICIPATION IN PUBLIC PROCEEDINGS POLICY

MMA Legal Services has drafted the following sample policy authorizing remote participation in public proceedings pursuant to [1 M.R.S. §403-B](#).

This sample is intended to serve as a basic template for a municipal body wishing to adopt a remote participation policy for its members. For purposes of this sample, the terms “municipal body” and “body” refer to the select board or council, and other municipal boards, committees, subcommittees, panels, or commissions subject to the requirements of Maine’s Freedom of Access Act (FOAA).

Note: *the current law allows a municipal body a great deal of flexibility in determining the criteria applicable for remote participation by its members. This sample includes blank areas that must be completed and contains text in italics should be modified or replaced as needed. Each municipal body should tailor the policy to meet its needs. Consultation with the municipal attorney is recommended prior to enacting the policy.*

The statute provides that a policy adopted by a municipal body applies to “boards or committees within the jurisdiction” of that body unless the board or committee adopts its own remote meetings policy. 1 M.R.S. § 403-B(2). Note that it is not clear whether the authority to adopt a policy for multiple boards and committees applies only to subcommittees of the body that enacts a policy or to all other boards and committees within the same municipality. However, the statute specifically allows each municipal body to adopt its own policy. Also remember that different boards and committees serve different functions, may operate with differing levels of formality, and may be subject to differing legal requirements that would impact recommended remote participation procedures. If a municipal body chooses to adopt a remote participation policy that is intended to apply to multiple boards and committees, MMA Legal Services recommends that body consult with the municipal attorney to determine which board and committees may be subject to the policy, and to include specific sections for each board or committee to which it applies addressing the needs and requirements applicable to each board or committee.

[NAME OF MUNICIPALITY & BODY]
REMOTE PARTICIPATION IN PUBLIC PROCEEDINGS POLICY

Pursuant to 1 M.R.S. § 403-B, and after public notice and hearing, the [*name the body adopting the policy*] hereby adopts the following policy governing the participation, via remote methods, of members of [*either the body and/or of the following boards and committees...*] and the public in the public proceedings or meetings of [*the body and/or following boards and committees...*]. As used herein, “remote methods” means telephonic or video technology (i.e., audio and/or visual systems) that allow simultaneous reception of information and may also include other means necessary to accommodate disabled persons. Public proceedings may not be conducted by text-only means such as e-mail, text messages, or chat functions.

In accordance with the public policies underlying Maine’s Freedom of Access Act, it is the intention of this body to conduct its business open to public observation.

- I. Remote Participation by Members. Members of the body must be physically present for public proceedings at the public meeting location, except when authorized to participate by remote methods under this policy.
 - a. When remote participation is authorized. Members of the body may participate via remote methods in the following circumstances:
[The policy should list the specific conditions upon which body members may use remote participation. For example:
 1. when a medical condition of the member or family makes attendance impracticable
 2. when traveling
 3. when unexpectedly outside the municipality
 4. based on each member’s own convenience, etc.]
 - b. Notice to chair or presiding officer. A member must notify the chair or presiding officer of the body [*state notice requirements, e.g., as far in advance as possible; at least __ days in advance, etc.*] if the member will be unable to physically attend a meeting of the body.

 The chair or presiding officer will make a determination that remote participation by the individual member meets the criteria for remote participation stated above.
 - c. Public access. The public will be provided a meaningful opportunity to attend the meeting via remote methods when any member of the body participates via remote methods. Reasonable accommodations will be provided to any individual with a disability upon request. Members of the public will also be provided an opportunity to attend the meeting in-person.
- II. Remote Only Participation. The public body named above may meet solely by remote means if an emergency or urgent situation requires that all members of the body meet only by remote methods. In that circumstance, public attendance may be restricted to remote access only at the public proceeding.



SAMPLE POLICY

- b. The chair or presiding officer, in consultation with other members if appropriate and possible, is authorized to make a determination that an emergency or urgent situation requires the body to meet only by remote methods and to limit public attendance at the proceeding to remote means only. The chair or presiding officer's determination will be put in writing and attached to the record of the meeting. Public notice of the determination will be provided as soon as practicable consistent with subsection III.
 - c. Reasonable accommodations will be provided to any individual with a disability upon request.
- III. Public Notice. Notice of all body meetings will be provided in accordance with 1 M.R.S. § 406 and any applicable charter, ordinance, policy, or bylaw. When the public may attend via remote methods, notice will include the means by which members of the public may access the meeting by remote methods and will provide a method for disabled persons to request necessary accommodation to access the meeting. The notice will identify the time of the meeting as well as a location where the public may attend the meeting in person, unless in-person participation is limited in a case of emergency under Section II.
- IV. Documents and Materials Made Available. The body will make all documents and materials to be considered by the body available, electronically or otherwise, to the public who attend remotely to the same extent customarily available to the public who attend in person, provided no additional costs are incurred by the body.
- V. Roll Call Vote. All votes taken during a meeting using remote methods will be by roll call vote that can be seen and heard if using video technology, or heard if using audio technology only, by other members of the body and the public.
- VI. Public Input. If the body allows or is required to provide an opportunity for public input during the public proceeding, an effective means of communication between the members of the body, participating by remote methods and in-person, and the public, participating by remote methods and in-person, must be provided.

[The policy should then identify the methods of communication the body can use to facilitate public comment. For example:

- a. The body will accept written comments from the public prior to the meeting, which will be read at a subsequent meeting.*
- b. The body will make microphones available at the in-person location which will ensure those meeting by remote methods can hear the public comment and speakers to allow those meeting in-person to hear public comments from those meeting remotely. Other accommodations will be made upon request.]*

This policy will remain in force indefinitely unless amended or rescinded.

Dated: _____

Signed: _____

Rev. 10/4/2022

WATER QUALITY PLAN

MAINTAINING AND PRESERVING
OUR LAKES AND PONDS

CASCO, MAINE
Adopted 2026

Introduction

This Water Quality Plan was drafted as a result of an action by the Casco Selectboard and the Comprehensive Plan Implementation Committee (CPIC) to address one of the top priorities of the Comprehensive plan: **to maintain the Water Quality of the lakes and ponds of the town of Casco Maine**. Rivers, streams, wetlands, and aquifers, while critical, will be addressed in future updates to this plan.

In order to address the quality of Casco's water resources in accordance with the comprehensive plan, this plan lays out the **implementation and methodologies** to maintain and improve the quality of our water resources as the town grows and evolves.

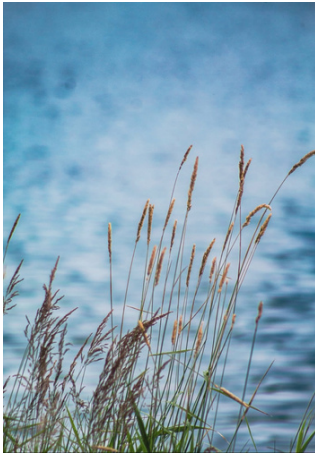
This document was a collaborative effort by the dedicated members of the Water Quality Committee: Tom McCarthy, James Arsham, Diane Cormier, Pam Edwards, Maggie Monarch, Levi Thornton and Eileen Tidd.

The visual identity that brings their hard work to life was designed by Courtney Walsh of Coco Walsh Creative, LLC.

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Purpose

The purpose of the plan is to maintain and improve the water quality of all water resources in Casco.

The plan will serve as a road map for the work of the Casco Water Quality Committee (CWQC) for the town of Casco Maine. The Committee's focus shall be to coordinate with and support the local lake associations, and collaborate with other organizations involved with protecting water quality in Maine. It will also serve as support to the CEO, Planning Board, and Select Board by providing reviews, research, assessments and recommendations for actions related to water quality including shoreland zone permits, ordinance changes, or any project in Casco that may impact water quality.

The Committee's initial focus will be implementation of the recommendations in the plan and to establish the methodologies that the Committee will use in meeting the goals of maintaining and/or improving the water quality of our water resources.

In addition, the Committee will work closely with our neighboring towns where we share water resources.

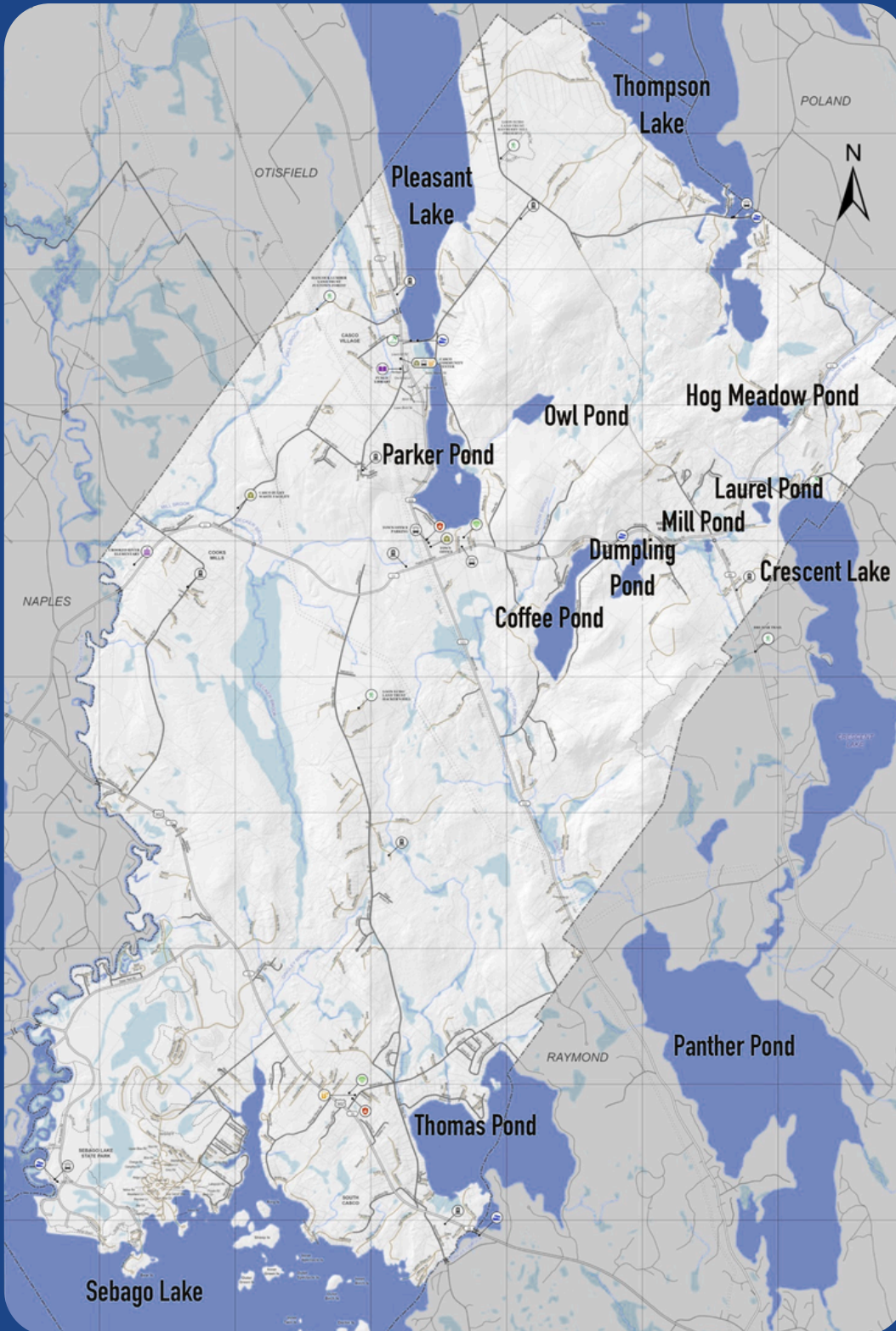
Major Recommendations

1. Have town staff immediately **notify the Committee** of any permits within shoreland zones.
2. **Make recommendations** to the Selectboard, Comprehensive Plan Implementation Committee (CPIC), Planning Board, and the CEO after reviewing any plans, projects and permits that have the potential to impact Casco Water Quality.
3. **Form** a Water Quality Ordinance Task Force to coordinate ordinance work and integrate it into other ordinance update plans.
4. **Task** the Water Quality Committee with making recommendations for the annual water quality budget line item.

Casco Lakes, Ponds & Watersheds

The currently identified watersheds for Casco, Maine are included in the maps that follow, together with their associated lakes and ponds. *Casco water bodies are listed alphabetically in Appendix A at the end of this document.*

Lakes & Ponds



Coffee Pond
 Crescent Lake
 Dumpling Pond
 Hog Meadow Pond
 Laurel Pond
 Mill Pond
 Owl Pond
 Panther Pond
 Parker Pond
 Pleasant Lake
 Sebago Lake
 Thomas Pond
 Thompson Lake

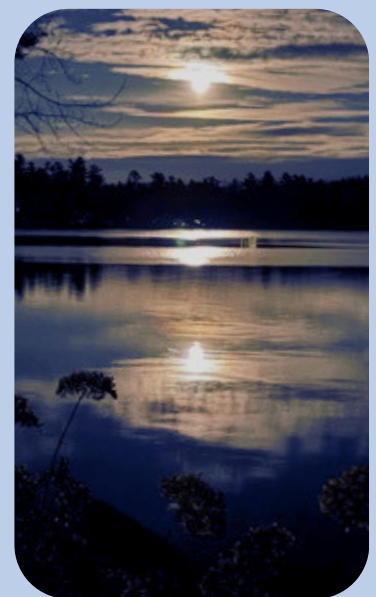
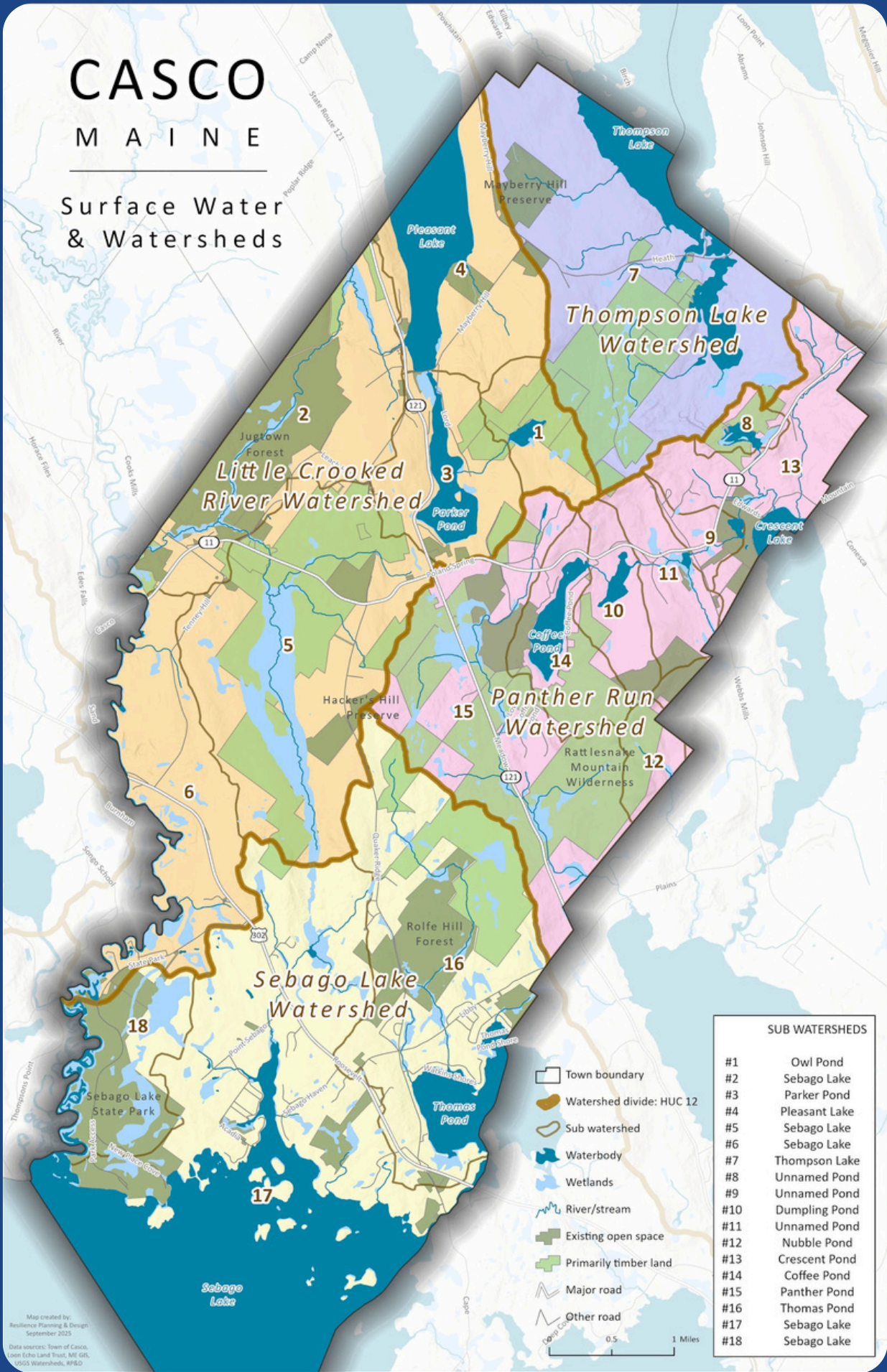


Photo credit: Diane Cormier

CASCO M A I N E

Surface Water & Watersheds



Map created by:
Resilience Planning & Design
September 2025
Data sources: Town of Casco,
Loon Echo Land Trust, MIT GIS,
USGS Watersheds, NPS

Chapter 1

WATER QUALITY ORDINANCES AND REGULATIONS

Objective

Casco's lakes and streams face pressures from shoreline development, stormwater runoff, septic systems, and land clearing. While local ordinances and regulations exist to help manage these impacts, *their enforcement and adequacy are not always clear.*

Proactively reviewing, updating, and enforcing ordinances is essential to ensure long-term water quality protection across all of Casco's watersheds.

Maine's Mandatory Shoreland Zoning Act (MSZA) requires all municipalities to adopt and enforce ordinances regulating land use activities within 250 feet of lakes, ponds, rivers, and wetlands. Casco has implemented these standards, ***but enforcement and ordinance strength vary.***

Casco's shoreland zoning ordinances are grounded in the MSZA framework, *but the town has the authority to adopt stronger standards where necessary.*

Reviewing Casco's ordinances in the context of neighboring municipalities (e.g., Raymond, Naples, Bridgton) **will ensure consistent protections across shared watersheds.** This context underscores Casco's ability to *exceed state minimums* where local water quality data show it is needed.

Goals

The goals for this section of the plan are twofold:

- 1.** **Ensure** that our existing ordinances and regulations are being used, followed, and enforced to the greatest practical extent.
- 2.** **Adopt** additional ordinance and regulation provisions to further protect water quality when appropriate.

Implementation Steps

FOR BOTH GOALS

- a. Identify** which ordinances and regulations most directly affect water quality, including: shore land zoning, site plan review, subdivision review, stormwater/erosion control, septic, wetlands/streams, aquifer protection, canopy management and on-water activities such as headway speed and wakeboat usage.
- b. Use** findings from recent watershed surveys to identify recurring problems (erosion, runoff, septic issues), and assess whether these problems could have been prevented by current ordinances or enforcement.
- c. Build** accountability through ongoing monitoring and public reporting.

Implementation Steps

FOR GOAL 1:

Ensure adequate enforcement of existing ordinances

- a.** **Review** all permits requested within the Shoreland Zone, and other permits that have the potential to impact water quality. Provide recommendations to the CEO and Planning Board as appropriate.
- b.** **Track and assess** Shoreland Zone permits and evaluate outcomes.
- c.** **Identify** issues arising from the public's lack of knowledge.
- d.** **Identify** issues arising from inconsistent or insufficient enforcement.
- e.** **Develop** a plan to improve compliance through staffing, training, and public education.
- f.** **Deliver** periodic status updates and recommendations to the Selectboard.
- g.** **Provide** education and outreach to landowners.

Implementation Steps

FOR GOAL 2:

Adopt additional ordinance provisions when appropriate

- a.** **Form** a Water Quality Ordinance Task Force to coordinate this work and integrate it into other ordinance update plans.
- b.** **Compile and review** all relevant Casco ordinances and regulations.
- c.** **Research** other towns' ordinances, processes, and documentation requirements.
- d.** **Gather** scientific studies on the relationship of land use and water quality.
- e.** **Develop** growth strategies that maximize the preservation of forest canopies, other open space, and undisturbed soil and natural vegetation.
- f.** **Draft** Recommendations for Planning Board and Selectboard review.

Ongoing Evaluation & Reporting

- 1.** **Track** the number of groups, e.g. lake and road associations, to whom the CWQC has presented information regarding water-quality related ordinances.
- 2.** **Prepare** an annual “Land Use & Water Quality” report for the Selectboard and community.
- 3.** **Hold** annual public forums to share progress and gather resident input.

Integration with Watershed Plans

Findings from recent watershed surveys in Casco provide evidence of recurring land use impacts **including road erosion, shoreline vegetation loss, and septic system concerns**. The Land Use Ordinance Task Force will explicitly use these findings when evaluating whether such issues could have been prevented through stronger ordinances or better enforcement.

By grounding ordinance review in real survey data rather than theoretical assumptions, Casco can ensure that updates are data-driven and address on-the-ground conditions.

This approach closes the loop between watershed science and town policy, strengthening long-term protections for water quality.

Chapter 2

WATERSHED STEWARDSHIP

Objective

Casco's lakes, ponds, and rivers are one of the town's most valuable natural assets. Watershed stewardship refers to **protecting, maintaining, and improving the health and function of the town's watersheds.**

A watershed is an area of land that channels rainfall, snowmelt, and runoff into a common body of water such as a river, lake, or pond.

All land areas are within a watershed.

Watershed management is critical for:

- environmental quality
- drinking water
- recreation
- wildlife habitat
- sustainable development



Forest land conservation and forested watersheds provide a positive impact on water quality.

Extensive lake research over several decades demonstrates that it is significantly more effective and economical to prevent destabilization than to attempt its reversal.

Goals

- 1. Preserve or improve** the water quality of our lakes and ponds
- 2. Identify, prevent, and reduce** nonpoint source pollution (NPS)
- 3. Identify, prevent, and reduce** point source pollution
- 4. Implement** best management practices (BMPs) such as erosion control, vegetated buffers, and improved road drainage to reduce runoff.
- 5. Adapt** watershed management to address changing rainfall patterns, warmer temperatures, and more frequent extreme weather events.
- 6. Identify** and involving key stakeholders, promoting cooperation, and providing public education.

Nonpoint Source Pollution (NPS)

occurs when rain, snowmelt, or irrigation runoff picks up pollutants from roads, streams, agricultural, and lawns, and carries them out into water bodies and groundwater. It is diffuse and comes from multiple sources. Common pollutants include excess fertilizers, pesticides, oil, grease, sediment, animal waste, and bacteria.

Point Source Pollution

comes from a single, identifiable source, such as a malfunctioning septic system or a factory smokestack. Septic systems release bacteria, nitrogen, phosphorus, and other contaminants that can leak into our bodies of water. These can fuel the growth of excessive aquatic plants and algae, leading to a degradation in water quality.

Implementation Steps

- 1.** **Promote and aid** in facilitating lake association efforts in watershed surveys.
- 2.** **Identify and engage** representatives from each watershed in Casco (e.g., lake association, road associations, major landowners, etc.).
- 3.** **Create, share and maintain** a "How to do a Watershed Survey" document.
- 4.** **Create** a multi-year implementation schedule (along with the various lake and road associations) in coordination with the Cumberland County Soil and Water Conservation District (CCS&WCD) that will prioritize the implementation of watershed surveys.
- 5.** **Research, create, and share** a guide of potential sources of funding.
- 6.** **Educate** the Lake and Private Road associations on the importance of maintaining gravel roads and driveways and ditches to minimize runoff into the lake. Maintaining or adding woody, vegetative shoreline buffer helps to filter runoff.

Implementation Steps

continued

- 7.** **Work** with lake and road associations to discourage the use of fertilizers, herbicides, fungicides, and insecticides in shoreland areas. *Eliminating these chemicals helps protect water quality and prevents pollution from entering lakes and waterways.*
- 8.** **Consider partnering** with the town government and local hardware stores to ensure that non-polluting options for lawn and yard maintenance are available in their inventory
- 9.** **Review** existing town ordinances regarding septic systems.
- 10.** **Initiate** an inventory of all septic systems within the shoreland zone.
- 11.** **Make** recommendations to the town for additional oversight of septic system inspections within the shoreland zone.
- 12.** **Review** existing ordinances that would apply to watershed protection and suggest appropriate changes.
- 13.** **Work** closely with the Open Space Commission to conserve open space.

Ongoing Evaluation & Reporting

1. **Review** the progress of watershed stewardship activities annually at a minimum.

2. **Assess** the availability and usefulness of important resources and guides.

3. **Encourage** collaboration among local organizations, property owners, and other stakeholders.

4. **Track** key activities such as stakeholder engagement, watershed surveys, and implementation of best management practices.

5. **Share** updates and recommendations with the Town of Casco officials, the community, and relevant parties to support transparency and continuous improvement.



Chapter 3

TESTING AND INSPECTIONS

Objective

It is fundamental that testing and watchful monitoring of water resources be done on a regular basis. *Doing so is the only way to see the effects of the actions taken in other parts of the Plan.*

We have identified several water quality measures environmental quality which should be performed consistently across water bodies on a regular basis:

- **dissolved oxygen**
- **water temperature**
- **turbidity**
- **phosphorus levels**
- **chlorophyll a**

Most of the work for testing is done by volunteers, but **phosphorus samples** need to be tested at a laboratory for a fee.

See Appendix B for a list of recommended tests and how frequently they should be taken.

There are two additional types of inspections that should be conducted. The first is checking our water bodies for **aquatic invasive species (AIS)** on an annual basis and the second is **Courtesy Boat Inspections (CBI)**

Courtesy Boat Inspections (CBI) - the inspection of boats, motors, trailers and fishing gear at public boat launches for invasive species to prevent their introduction in the first place.

Courtesy Boat Inspections (CBI) are an ongoing cost for lake associations since they are typically conducted by trained and paid inspectors.

Goals

- 1.** **Test** water quality consistently across all Casco lakes and ponds in order to identify and mitigate those issues that arise from degraded water quality.
- 2.** **Eliminate or mitigate** the impact of aquatic invasive species.

Implementation Steps

- 1.** **Establish** minimum requirements for testing water quality and checking for invasive plant species, in conjunction with local lake associations.
- 2.** **Collect, document, and analyze** testing data.
- 3.** **Take action** to mitigate issues found.
- 4.** **Coordinate** Lake Associations across Casco and other appropriate organizations to address CBI effectiveness and efficiencies
- 5.** **Request** that lake associations track and evaluate CBI coverage at all public boat launches and report findings back to the CWQC.
- 6.** **Ensure** that lake associations are familiar with available training and grant sources for testing and inspections.
- 7.** **Research** testing equipment, determine what equipment each lake association has, and purchase or rent equipment that could be shared with multiple lake associations.
- 8.** **Provide** volunteers to conduct necessary water quality testing for lakes without formal associations.

Ongoing Evaluation & Reporting

- 1.** **Track and map** the locations of aquatic invasive species.
- 2.** **Report** on effectiveness of CBI programs.
- 3.** **Assess** the level of collaboration between CWQC and lake associations. Make recommendations to strengthen as appropriate
- 4.** **Report** testing and inspection status to relevant parties (selectboard, lake associations, etc.) on an annual basis.

Chapter 4

SHORELINE CONDITION DOCUMENTATION

Objective

To create a **consistent, long-term visual record of Casco's lakes and ponds**. This record supports water quality protection, adherence to Maine's Shoreland Zoning regulations, and informed decision-making.

Regular photographic documentation enables the Town, the Planning Board, the Code Enforcement Officer (CEO), and lake associations:

- **to monitor shoreline conditions**
- **evaluate the impacts of development**
- **identify erosion or vegetation changes that could affect water quality.**

Goals

1.

Compliance – Ensure adherence to Casco’s Shoreland Zoning Ordinance, requiring pre- and post-construction photographs for all permitted shoreland activities including tree removal permit application in a protected resource.

2.

Monitoring – Maintain updated visual data to track shoreline changes, vegetation health, and erosion patterns over time.

3.

Planning – Provide accurate and accessible imagery to support shoreline management strategies, permitting decisions, and grant applications.

4.

Public Engagement – Encourage collaboration with lake associations and volunteers to build community stewardship and shared responsibility for water resource protection.

5.

Review Maine laws on boat wakes. Consider a Casco ordinance on boat wakes and coordinate with state officials for enforcement.

Implementation Steps

- 1. Permit-Required Photos:** Update photo submission requirements for all shoreland zone permit application checklists. Pre-construction photographs must be submitted in accordance with Maine state law, and post-construction photographs within 20 days of project completion.

This approach strengthens applicant accountability and creates a clear visual record of site conditions before and after development, supporting enforcement if needed.

- 2. Photos and Aerial Video from the Water:** Partner with the town, lake associations, community volunteers, and licensed drone pilots to collect shoreline photographs and videos from both water-based and aerial perspectives.

Imagery should be updated regularly to establish a reliable baseline for detecting major shoreline changes. All imagery should be stored on a secure town server for future analysis and reference.

- 3. Watershed Surveys:** When a survey is complete, all photo imagery collected should also be added to the town's secure server providing a snapshot of the water body's shoreline status at the time the survey was conducted.

A watershed survey's photo documentation could also fulfill the recommended regular imagery update.

Ongoing Evaluation & Reporting

Informal Ongoing Review: It is recommended that the Casco Water Quality Committee (CWQC) conduct informal, periodic reviews of shoreline photo documentation throughout the year, and forward findings to the Code Enforcement Officer (CEO) and Planning Board.

These reviews can help the Committee

- **stay aware** of emerging shoreline issues
- **observe** developing trends
- **note** whether permit-related photo submissions appear complete.

Regular Review: To maintain a long-range perspective on shoreline conditions, it is recommended that the CWQC, in collaboration with the CEO and the Planning Board, undertake a comprehensive shoreline imagery review at regular intervals.

This broader assessment can

- **help identify** long-term changes
- **highlight** areas experiencing erosion or development pressure
- **support recommendations** for adjusting documentation practices, data management approaches, or enforcement strategies as needed.

Community Feedback: The CWQC is encouraged to seek ongoing input from lake associations, volunteers, and shoreline residents.

Gathering community feedback can

- **improve** documentation methods
- **highlight** priority areas of concern
- **help strengthen** local involvement in shoreline and water-quality protection.

This engagement may also support broader participation in imaging efforts and watershed surveys.

Chapter 5

EDUCATION AND OUTREACH

Objective

The purpose of the Education and Outreach Program is to inform and engage Casco residents, visitors, seasonal renters, area businesses and all lake users about *protecting the town's water bodies from invasive species, water pollution, and watershed mismanagement.*

Goals

- 1. Build partnerships** with lake associations, environmental groups, businesses, and schools
- 2. Raise awareness** of threats to water quality and lake health
- 3. Promote stewardship** among residents and recreational users
- 4. Prevent the spread** of invasive species through behavior change
- 5. Encourage compliance** with ordinances and best use practices

Implementation Steps

- 1. Printed Materials:** Fact sheets, rack cards, welcome packets available at town office, library, realtors, and rentals
- 2. Digital Outreach:** Updates via town website and social media, newsletters and seasonal alerts, videos and resources (e.g., LEA's LakeSmart)
- 3. Workshops & Presentations** (in partnership with Maine Lakes, LEA Lake Smart) hosted at town office, schools and public venues.
- 4. Signage & On-Site Education:** Boat launch signs with cleaning protocols, "You're in the Watershed" boundary signs, educational signage at access points and parks
- 5. School Partnerships:** Curriculum integration with science programs, Field trips, guest speakers, hands-on activities, Summer camp or afterschool club content

These steps would be implemented by **volunteers working in partnership with lake associations, town officials, schools, and local businesses.** All content for printed and digital materials, workshops, and signage will be gleaned from the other major sections of this Water Quality Plan.

Ongoing Evaluation & Reporting

- 1.** **Track reach:** workshop attendance, material distribution, digital engagement
- 2.** **Gather feedback** via surveys or interviews
- 3.** **Monitor participation** in events and programs
- 4.** **Use water quality data** to evaluate long-term progress

Chapter 6

FUNDING AND GRANT OPPORTUNITIES

Objective

Develop sufficient sources of funding to implement the objectives and goals of this plan.

All lakes and ponds in Casco that receive town funding are expected to provide testing results to CWQC and relevant state and local associations **in a timely manner.**

Lake Associations carry the primary burden of maintaining the water quality of their respective water bodies.

They are typically funded through:

- **personal donations**
- **grants**
- **town support**

As such, CWQC will support the associations in procuring funding.

Goals

1. Make recommendations to fund lake associations equitably.

2. Provide resources to lake associations to expand funding from multiple sources.

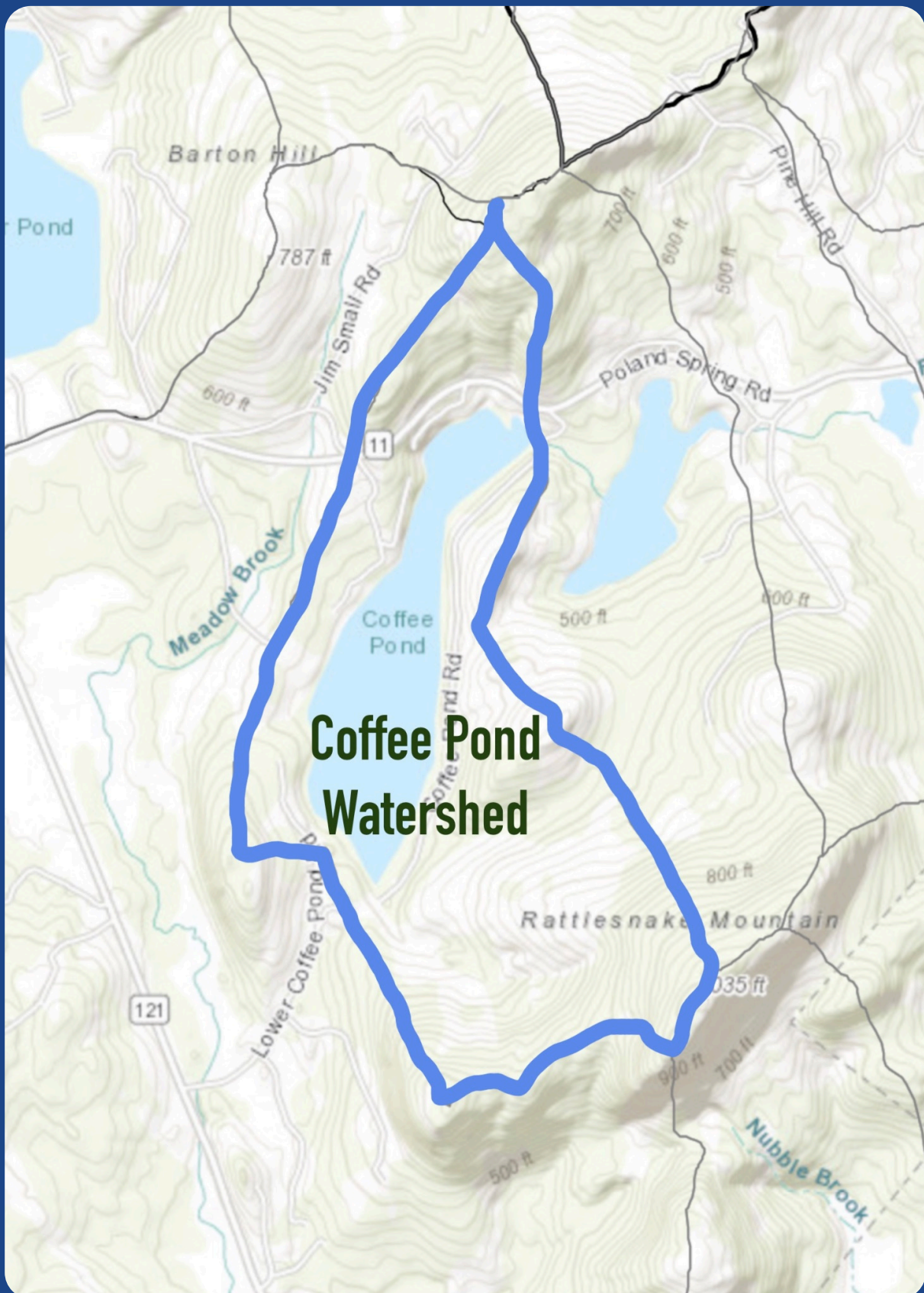
Ongoing Evaluation & Reporting

- 1.** **Compile** a list of available grants and distribute to lake associations yearly.
- 2.** **Track** the number of grants requested and received by the lake associations.
- 3.** **Report** on the collaborations with lake associations regarding funding.
- 4.** **Request** annual Water Quality Reports from lake associations.

Appendix A

CASCO WATER BODIES & WATERSHEDS

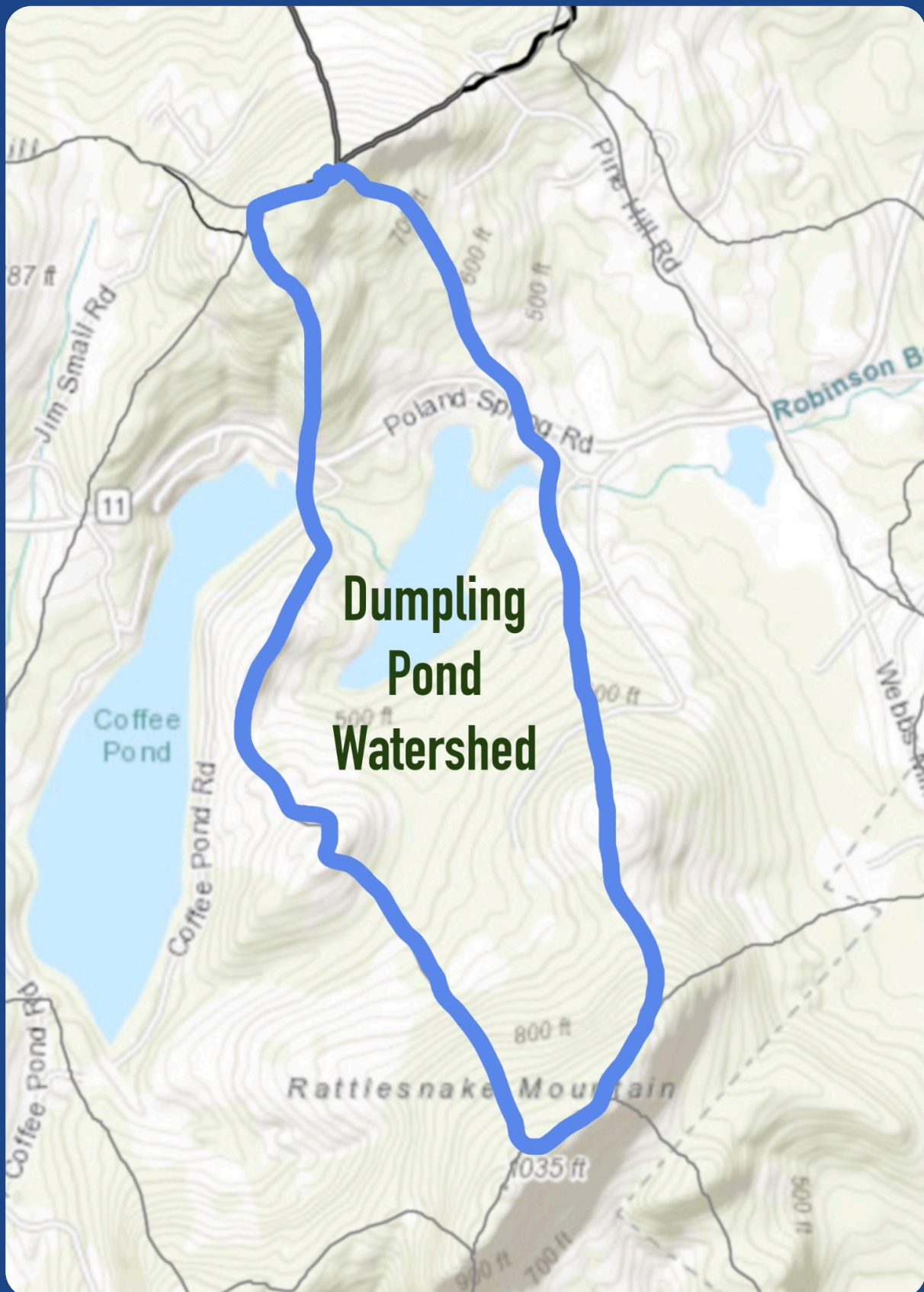
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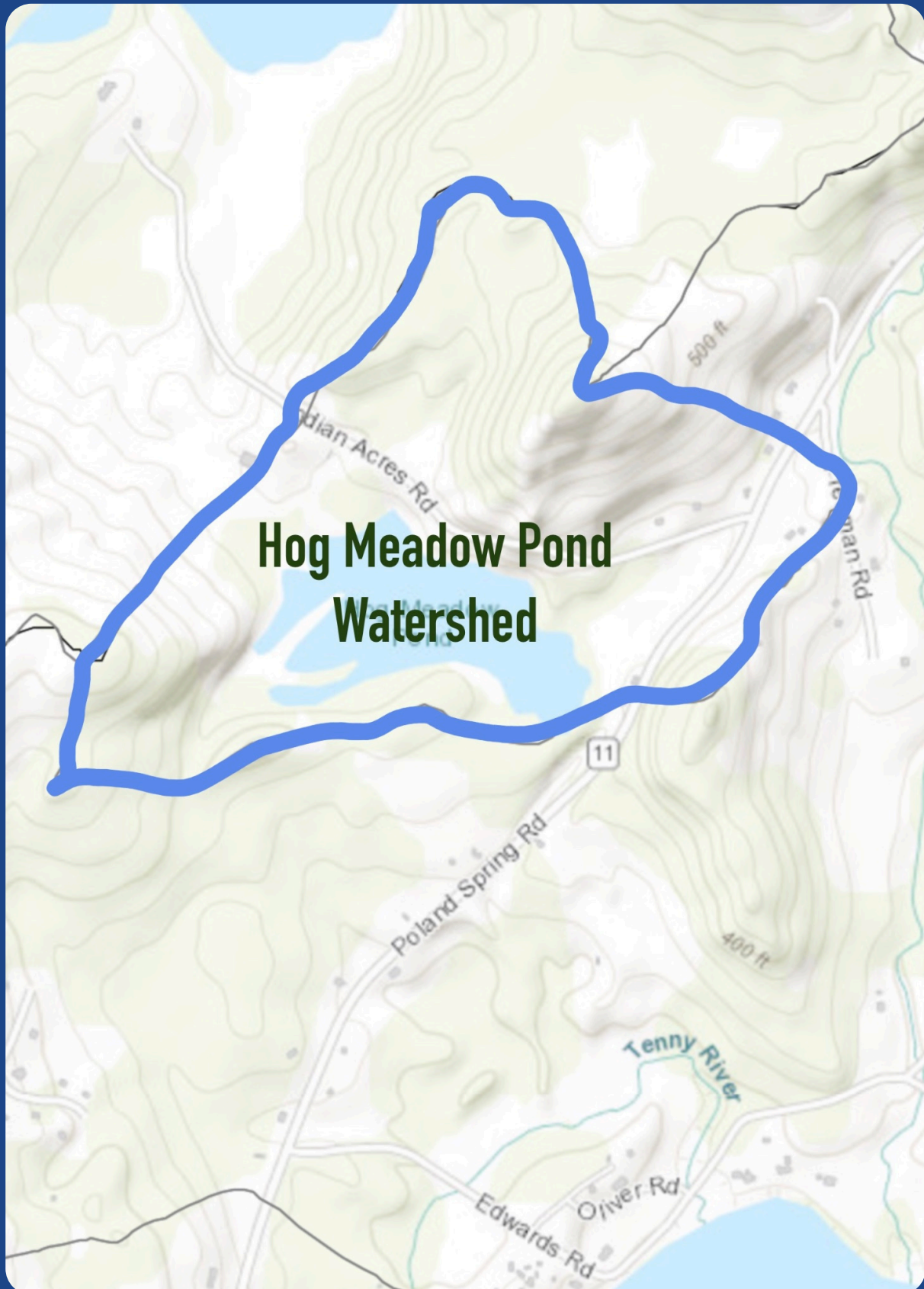
2. CRESCENT LAKE & WATERSHED



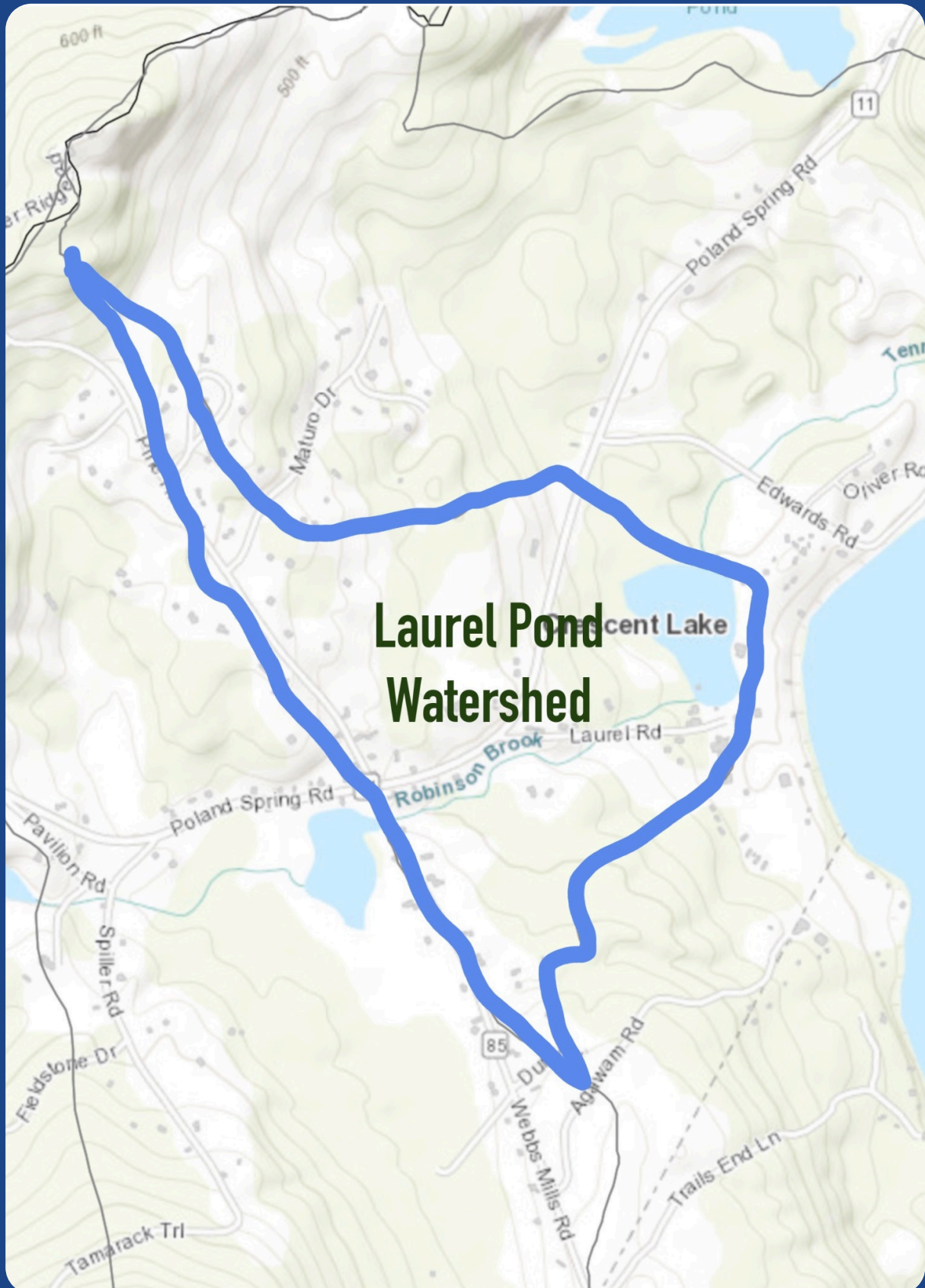
3. DUMPLING POND & WATERSHED



4. HOG MEADOW POND & WATERSHED



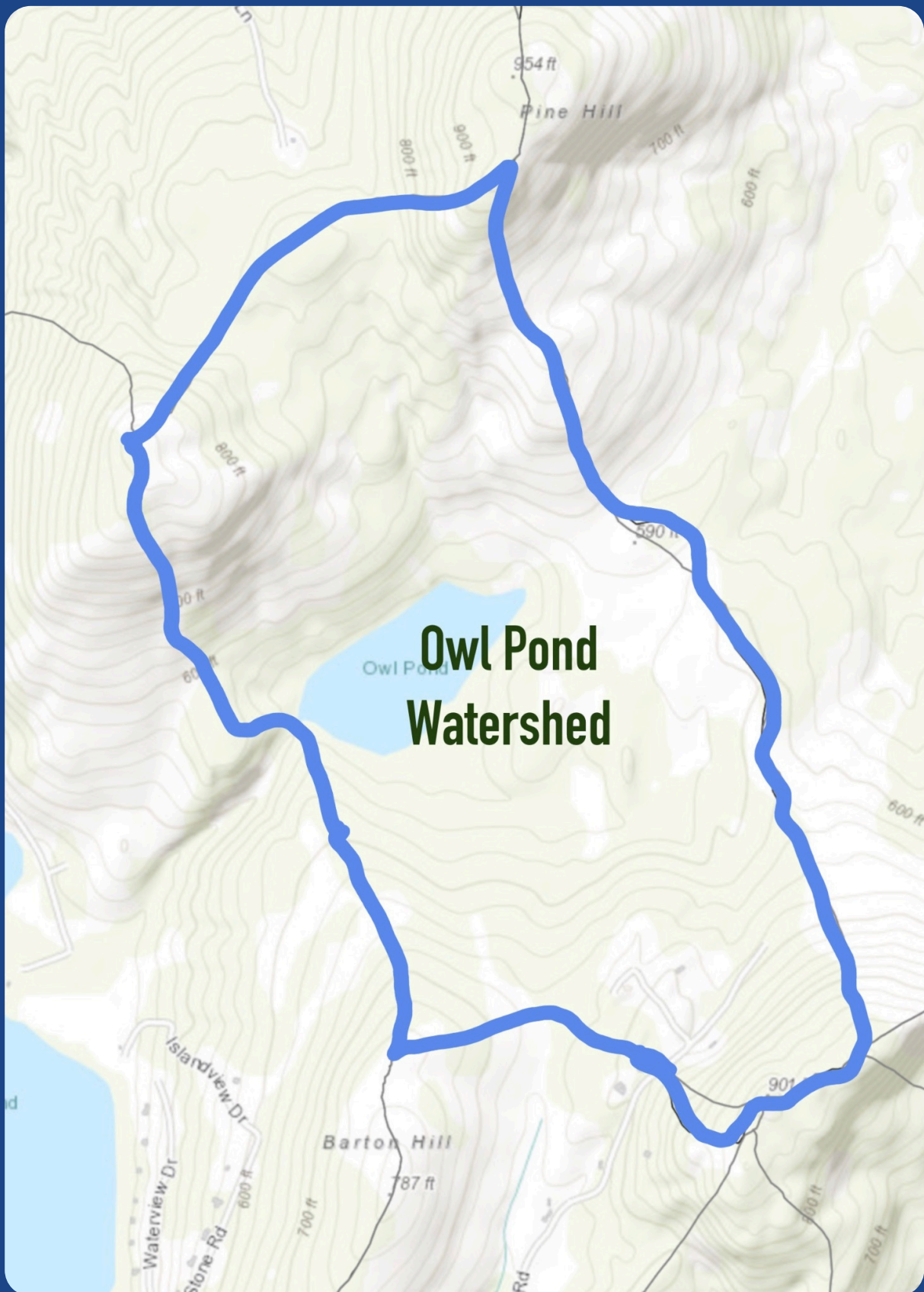
5. LAUREL POND & WATERSHED



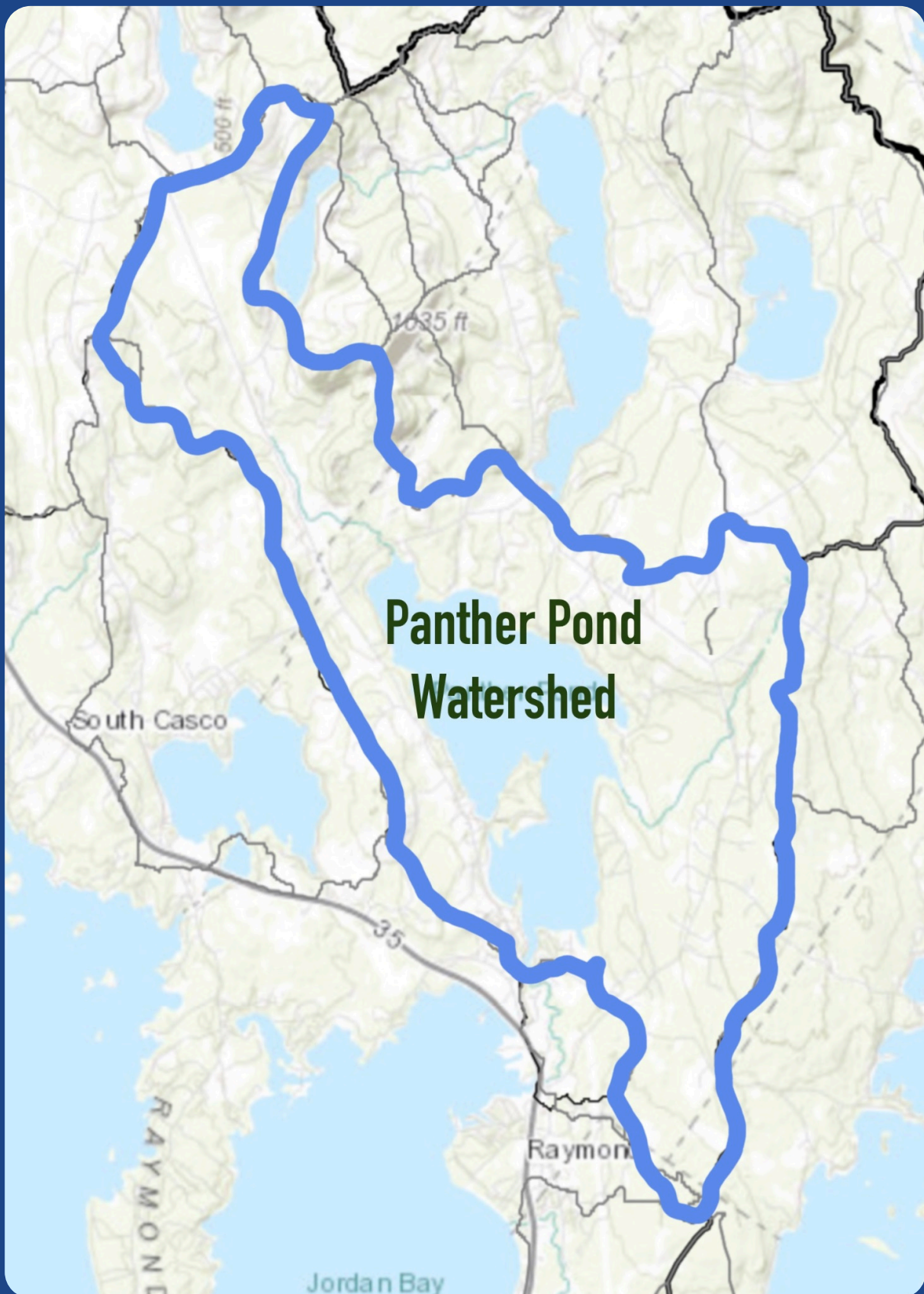
6. MILL POND & WATERSHED



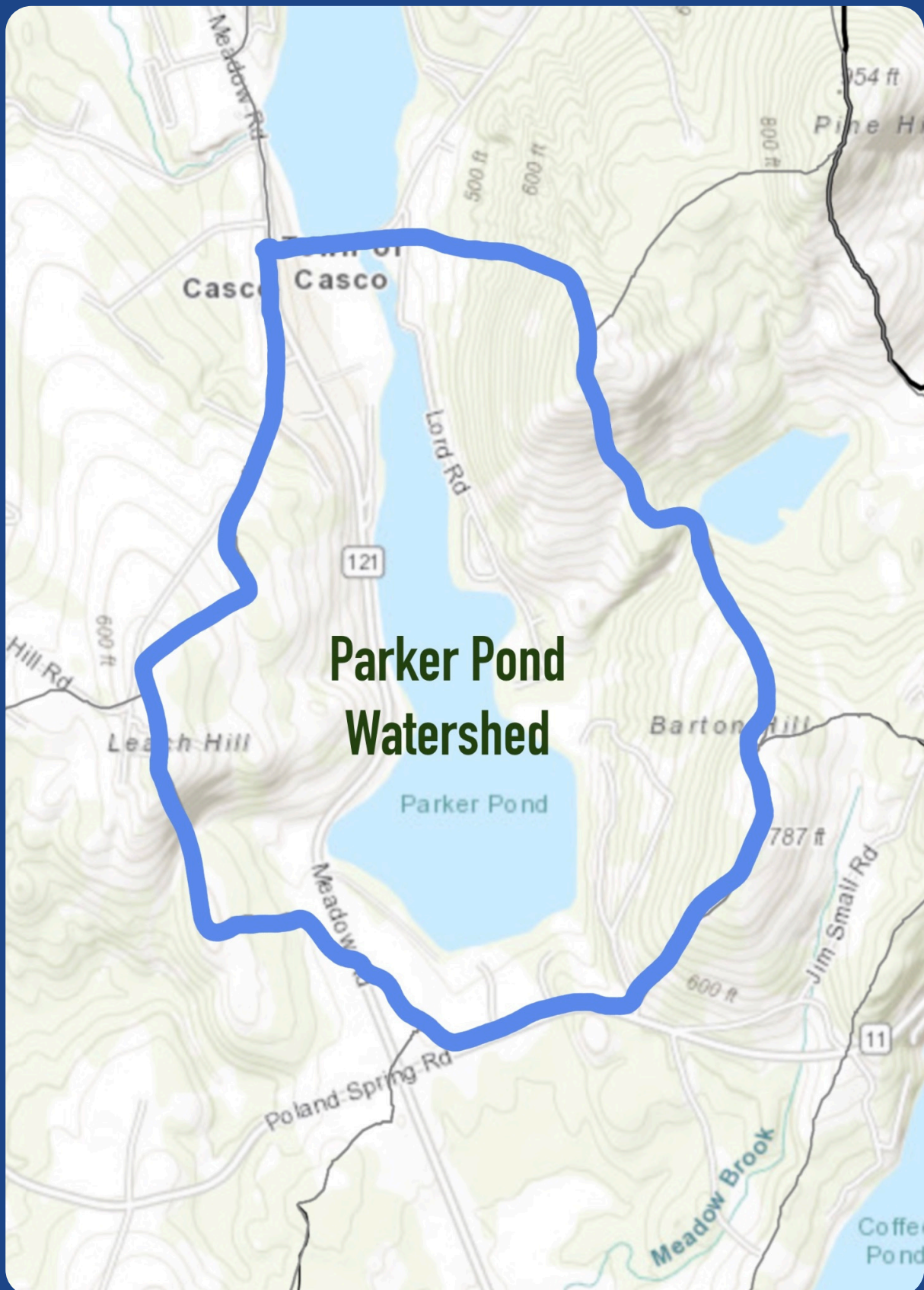
7. OWL POND & WATERSHED



8. PANTHER POND & WATERSHED



9. PARKER POND & WATERSHED



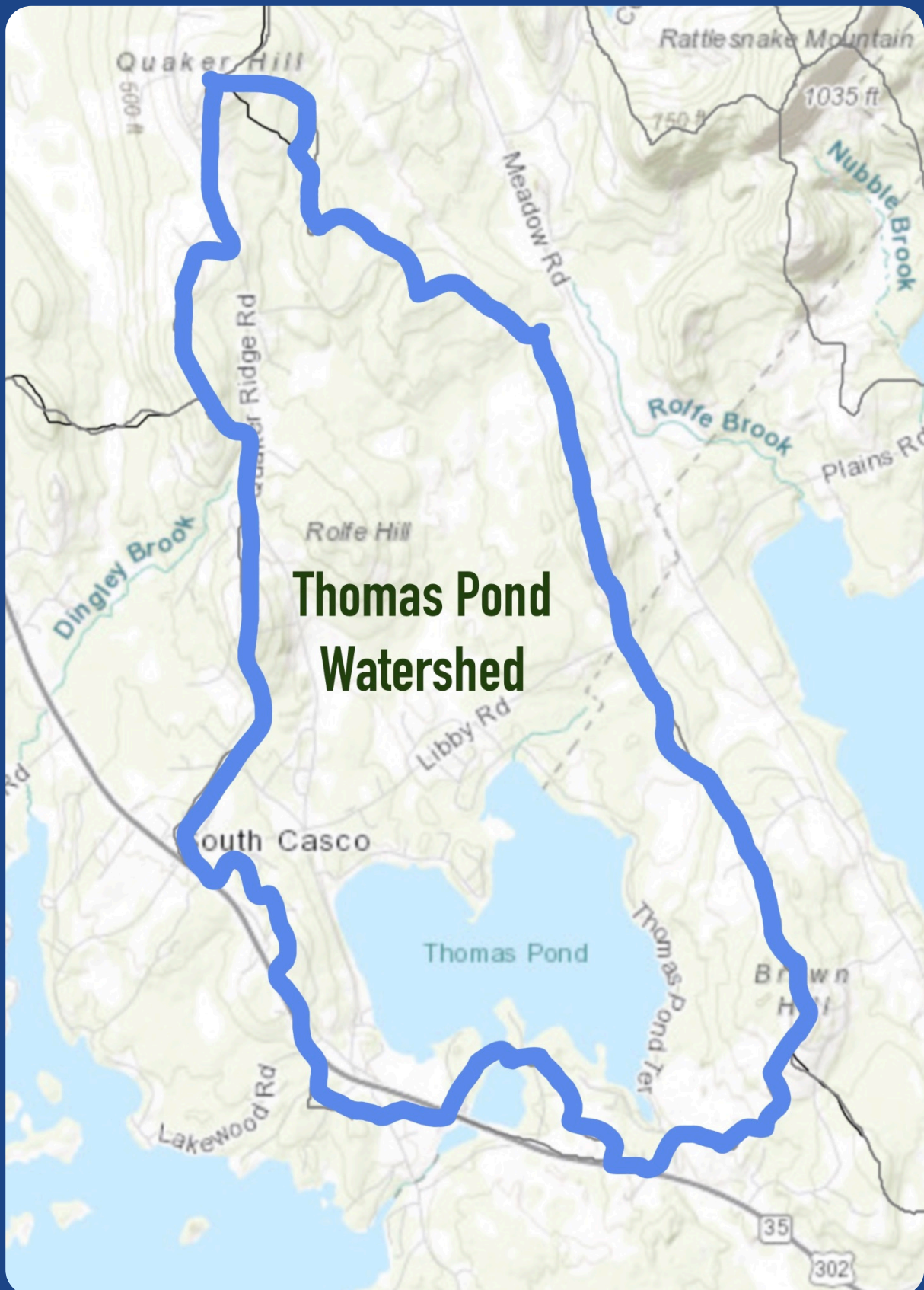
10. PLEASANT LAKE & WATERSHED



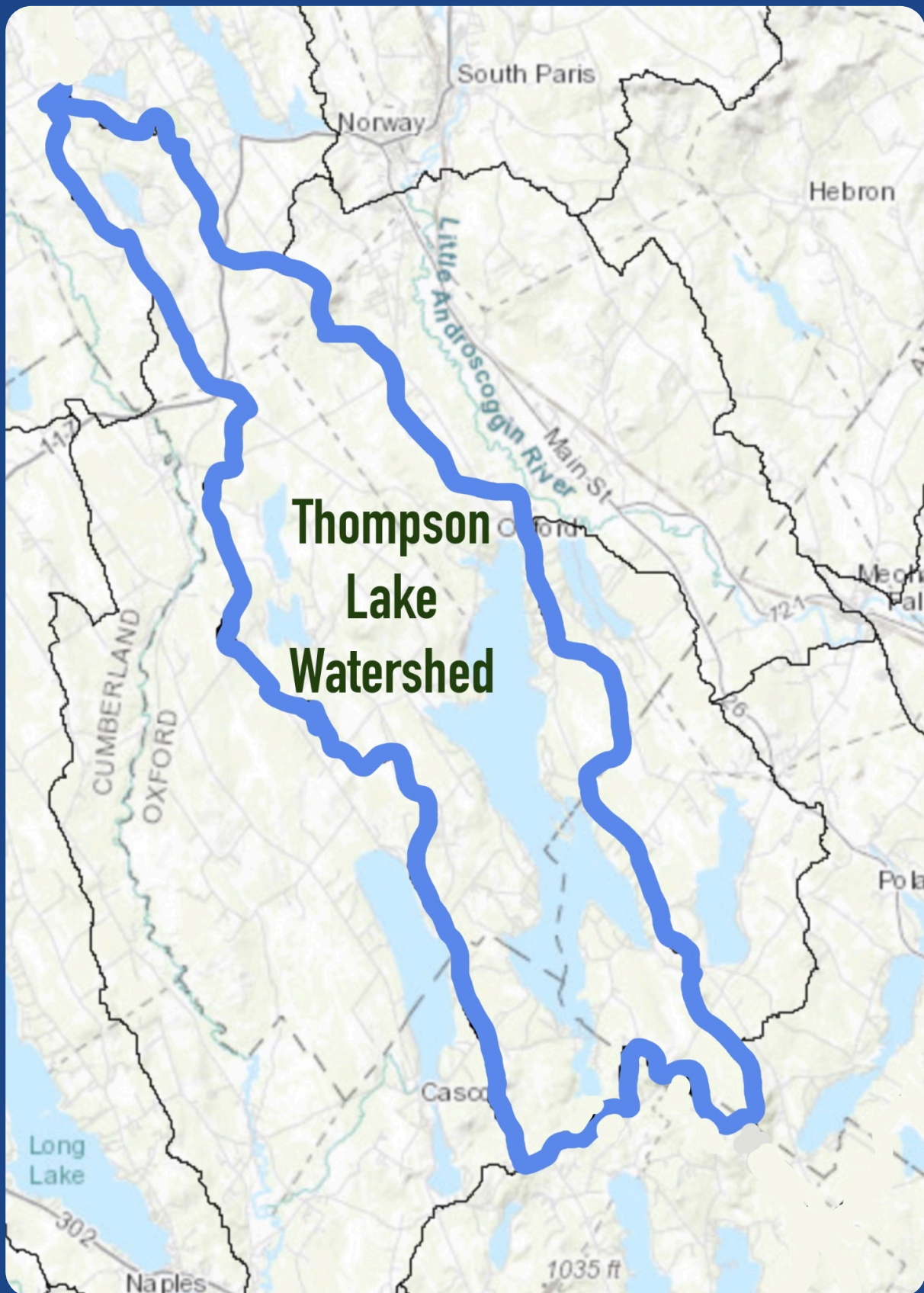
11. SEBAGO LAKE & WATERSHED



12. THOMAS POND & WATERSHED



13. THOMPSON LAKE & WATERSHED



Appendix B

WATER QUALITY TESTS

Dissolved Oxygen and Water Temperature

- **Recommended Device:** Pro-Solo Monitor
- **Frequency:** Conducted every two weeks from May-Sept
- **Form:** Revised form DEP-142a (rev 3/25). Mailed promptly to LSM (and online but not required).

Turbidity and Water Clarity

- **Device:** Secchi Disk
- **Frequency:** Conducted every two weeks from May-Sept
- **Form:** DEP-142a (rev 3/25). Mailed promptly to LSM.

Phosphorus

- **Device:** Surface and core tests in an approved lab-provided testing container
- **Frequency:** Annually between August 1 and September 15.
- **Form:** DEP-142a. Mailed promptly to LSM.

Chlorophyll

- **Device:** Integrated tube sampler or Niskin bottles
- **Frequency:** Annually, between August 1 and September 15
- **Form:** DEP 142a or the latest version

Appendix C

FUNDING SOURCES

Local Foundations & Trusts

Maine is home to many grant foundations and trusts
that support environmental initiatives.

The following **local foundations and trusts** have
a history of supporting water quality projects in Maine:

- 1.** The Davis Conservation Fund
- 2.** Stephen and Tabitha King Foundation
- 3.** Carol and David Hancock Charitable Trust
- 4.** John Sage Foundation
- 5.** Margaret E. Burnham Charitable Trust
- 6.** Morton Kelly Charitable Trust
- 7.** New England Grassroots Environmental Fund

State & Federal Grant Programs

Several grant programs support **erosion control, water quality monitoring, and stormwater management** in Maine.

- 1.** **The Maine Department of Environmental Protection's (DEP) 319 Nonpoint Source Grants** are a primary funding source for projects that reduce runoff pollution through erosion control and stormwater retrofits, particularly in watersheds with an approved management plan.
- 2.** For lake watersheds, **the DEP Stormwater Compensation Fund** provides support for stormwater infrastructure projects designed to offset the impacts of development.
- 3.** **The Maine Natural Resource Conservation Program (MNRCP)** offers funding for streambank stabilization and wetland restoration projects that help reduce sedimentation.
- 4.** Watershed conservation efforts may be funded through partnerships with local **Soil & Water Conservation Districts**.
- 5.** Additionally, **USDA Rural Development** grants and loans can assist small towns with stormwater infrastructure projects connected to public health and environmental protection.

Appendix D

STAKEHOLDERS

Stakeholders

The establishment, development, and execution of the Casco Water Quality Commission will require coordination and support of the stakeholders to our water quality.

The following are the stakeholders the committee has identified:

- Casco residents
- Casco property owners
- Local businesses
- Lake associations
- Road associations
- Casco Selectboard
- Casco Planning Board
- Casco Code Enforcement staff
- Casco Open Space Commission
- Cumberland County Soil and Water Conservation District
- Maine Department of Environmental Protection



Application Copy

File Number: 162339 Job Type: Renewal Application

LICENSE # HOT-90-100063	APPLICATION DATE RECEIVED 2026-07-07
LICENSE TYPE On-Premises: Beer, Wine & Spirits	LICENSEE Migis Lodge
AGENT NAME	EFFECTIVE DATE 2025-08-15
EXPIRES 2026-08-14	STATUS Active
PREMISES NAME Migis Lodge	

EXISTING PREMISES TYPE Hotel	EXISTING PREMISES NAME Migis Lodge
OPERATOR Migis Lodge	
PHYSICAL ADDRESS 30 MIGIS LODGE ROAD SOUTH CASCO ME 04077	
MAILING ADDRESS 30 MIGIS LODGE ROAD SOUTH CASCO ME 04077	
CONTACT NAME Jed O Porta	PREFERRED CONTACT METHOD Email

CONTACT PHONE
(207) 655-4524

ALTERNATE PHONE

Item 10.#

FAX

EMAIL
migis@migis.com

QUESTIONS

On-Premises: Beer, Wine & Spirit

1. Is your business (including any DBA) registered and in good standing with the Maine Secretary of State?

Answer "No" if you are a Sole Proprietor.

Yes



2. Does the licensee or applicant(s) have any interest in any other Maine Liquor License?

Yes

see attached

3. Is the applicant/licensee an individual, partnership, or association? (Not a corporation or LLC)

No

4. Are all licensees/applicants residents of the State of Maine?

Yes

5. Is your license for a club with a membership?

No

6. Is your license application for a vessel?

No

7. Do you have a valid and current health license issued by Maine Department of Health and Human Services OR the Department of Agriculture?
- Yes
(document uploaded)
8. Do you have a license from the Office of the State Fire Marshal? Contact (207) 626-3870 to determine whether licensure is necessary.
- No
9. Will any law enforcement officer directly benefit financially from this license? If yes, please reach out to (207) 624-7220 to get connected with your local liquor inspector before proceeding.
- No
- 10 Is the licensee or applicant for a license receiving, directly or indirectly, any money, credit, thing of value, endorsement of commercial paper, guarantee of credit or financial assistance of any sort from any person or entity within or without the State, if the person or entity is engaged, directly or indirectly, in the manufacture, distribution, wholesale sale, storage or transportation of liquor.
- No
- 11 Is the licensee/applicant(s) directly or indirectly giving aid or assistance in the form of money, property, credit, or financial assistance of any sort, to any person or business entity holding a liquor license granted by the State of Maine?
- No
- 12 What is the full name and date of birth of the person managing this premises?
- Jed Porta [REDACTED]
- 13 Has any of the listed applicants, an immediate family member of an applicant, or an employed manager been denied a liquor license or had a liquor license revoked within the last 5 years?
- No

14 Is any of the listed applicants the spouse, father, mother, child or other immediate family member of a person whose liquor license has been revoked or denied in the last 6 months?

No

15 Has any licensee/applicant or employed manager ever been convicted of any violation of the liquor laws in Maine or any State of the United States within the last 5 years?

No

16 Has the licensee/applicant(s) or manager ever been convicted of any violation of any law, other than minor traffic violations, in Maine or any State of the United States?

No

17 Does the licensee/applicant have any arrangement such as a lease where rent is based on sales, an agreement where another party receives a portion of the revenue or profits from the business, or a right to acquire an ownership interest in the business?

No

18 At which address are your business records located?

Migis Hotel Group
506 Main Street #28
Westbrook ME 04092

19 What will be your business hours? Please indicate each day's open and close times.

hotel. 24 hours, May-October

20 Please provide the name and distance from the premises to the nearest school, school dormitory and place of place of worship, measured from the main entrance of the premises to the main entrance of the school, school dormitory and place of worship by the ordinary course of travel.

Casco Alliance Church 2.5 miles

Songo Locks School 5.1 miles

21 Is your application for a Hotel or Bed & Breakfast?

Yes
43

22 What is the gross food income for the licensure period that will end on the expiration date?

██████████

23 What is the gross income from beer, wine, and spirits for the licensing period ending on the expiration date?

██████████

24 Do you have a food menu?

Yes
(document uploaded)

25 How many seats do you have? Include indoor and outdoor seating.

175

26 How many bathrooms do you have available to patrons?

5

27 Do you currently have any advertising or sponsorship agreements with a wholesale licensee or certificate of approval holder (including agreements for signage, naming rights, event sponsorships or branded areas)?

No

28 Provide a written description of each area of the premises where alcoholic beverages will be served, consumed, or stored. This is required in addition to the premises diagram.

Include all interior and exterior areas (e.g., dining rooms, bars, patios, decks, function rooms, etc.) and use names or labels that correspond to your submitted floor plan.

All storage is in the main service bar area and a storage closet downstairs, which are all locked during non-operating hours.

TYPE	FILE NAME	DESCRIPTION
Supplemental Ownership Form	supplemental ownership.pdf	
Other	other licenses info.pdf	
Maine Health or Agriculture License	license thru June 2027.pdf	
Premises Floor Plan	floor plan.pdf	
Food Menu	menu.pdf	

APPLICANT

Migis Lodge

DECLARATION

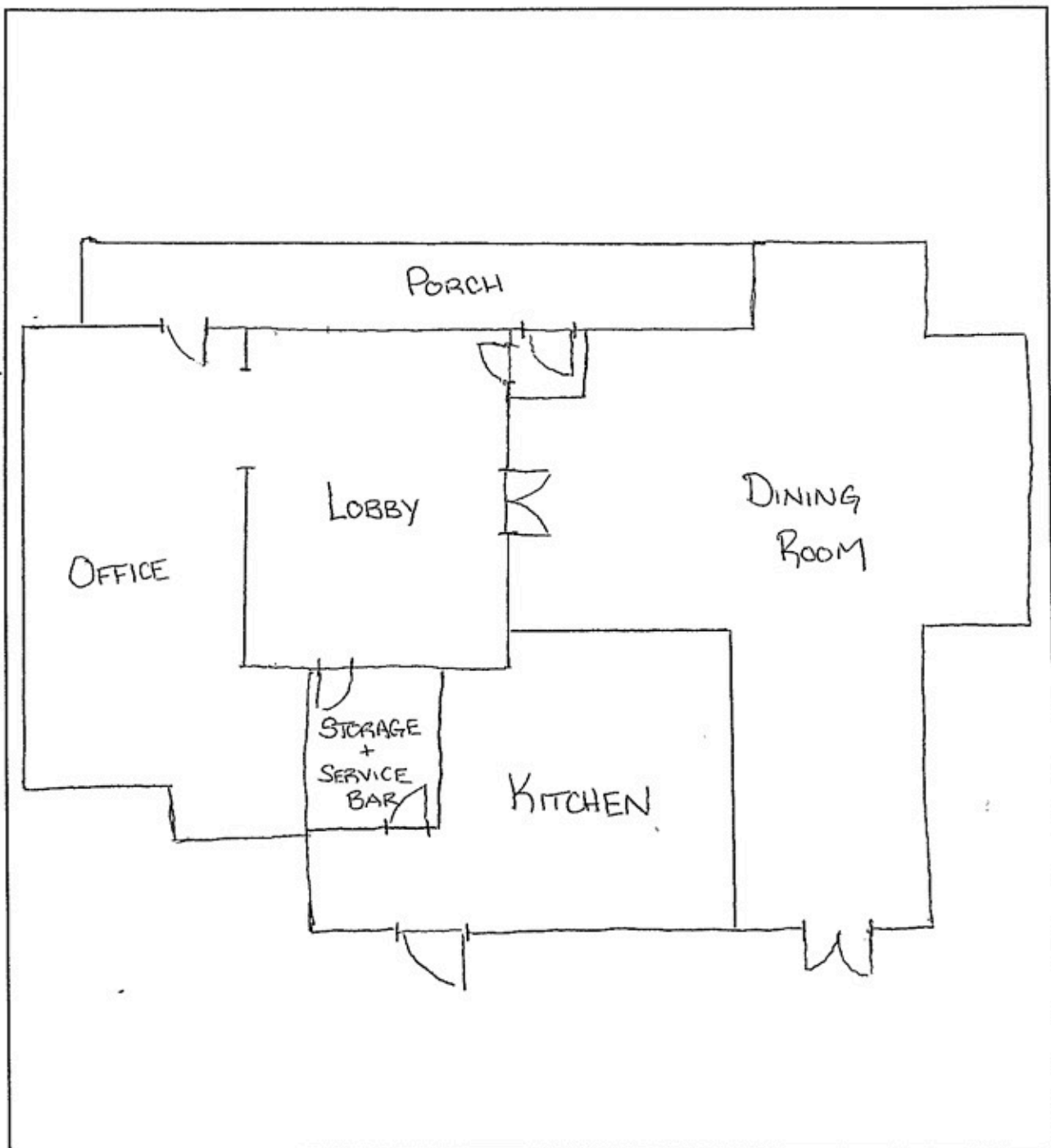
- ☒ I certify that I am the applicant as described in this application, or that I am duly authorized to submit this application on the applicant's behalf.

All information provided in this application is accurate and correct. I understand that false statements made on this application are punishable by law. Knowingly supplying false information on this application is a Class D Offense under Maine's Criminal Code, punishable by confinement of up to one year, or by monetary fine of up to \$2,000 or by both.

Section VI Premises Floor Plan

In an effort to clearly define your license premise and the areas that consumption and storage of liquor authorized by your license type is allowed, the Bureau requires all applications to include a diagram of the premise to be licensed.

Diagrams should be submitted on this form and should be as accurate as possible. Be sure to label the following areas: entrances, office area, coolers, storage areas, display cases, shelves, restroom, point of sale area, area for on-premise consumption, dining rooms, event/function rooms, lounges, outside area/decks or any other areas on the premise that you are requesting approval. Attached an additional page as needed to fully describe the premise.



State of Maine

DEPARTMENT OF HEALTH AND HUMAN SERVICES

EST ID: 639

EATING AND LODGING 135 Seats (in)30 Rooms

MIGIS LODGE
30 MIGIS LODGE RD
CASCO ME 04015

EXPIRES: 06/27/2027

FEE: \$300.00

ATTN JED PORTA
PORTA, TIMOTHY & JOAN
MIGIS LODGE
PO BOX 40
SOUTH CASCO ME 04077-0040



A handwritten signature in blue ink, reading "Sara Jagoe Holmes", is positioned above the title "Commissioner".

Commissioner

NON-TRANSFERABLE

11. Do you own or have any interest in any another Maine Liquor License? ☒ Yes ☐ No

If yes, please list license number, business name, and complete physical location address: (attach additional pages as needed using the same format)

Name of Business	License Number	Complete Physical Address
Inn at Ocean's Edge	HOT 2004-2007	20 Stonewall Road Lincolnville ME 04849
Black Point Inn	4075	510 Black Point Road Scarborough ME 04074



STATE OF MAINE

DEPARTMENT OF ADMINISTRATIVE AND FINANCIAL SERVICES
BUREAU OF ALCOHOLIC BEVERAGES AND LOTTERY OPERATIONS
DIVISION OF LIQUOR LICENSING AND ENFORCEMENT

Supplemental Ownership Form

28-A M.R.S. §651

All Questions Must Be Answered Completely.

1. Company or sole proprietor legal name: <u>Miqis Lodge Inc.</u>	2. Date of incorporation/registration: <u>1/1984</u>	3. State of incorporation: <u>Maine</u>
--	---	--

List the following information for officers, directors, owners equal to or over 10%, and persons with indirect financial interest in the applicant.

Name	Date of Birth	Phone or E-mail	Address	Title	Ownership Stake (%)
Joan S Porta	[REDACTED]	[REDACTED] yahoo.com	[REDACTED] Casco ME 04015	President	40
Jed Porta	[REDACTED]	jed@migis.com	[REDACTED] Portland ME 04103		12
Christine Porta	[REDACTED]	[REDACTED] gmail.com	[REDACTED] Estes Park CO 80517		12
Michael Porta	[REDACTED]	[REDACTED] mac.com	[REDACTED] Wenham MA 01984		12
Ian Ross	[REDACTED]	[REDACTED] 2 hotmail.com	[REDACTED] Windham ME 04062		12
Susannah Ross	[REDACTED]	[REDACTED] yahoo.com	[REDACTED] Casco ME 04015		12

2026 MUNICIPAL TAX RATE CALCULATION FORM

Municipality: Casco 7.27.2026 PRELIM**BE SURE TO COMPLETE THIS FORM BEFORE FILLING IN THE TAX ASSESSMENT WARRANT**

1. Total taxable value of real estate	1	\$1,251,769,600 (from page 1, line 6)
2. Total taxable value of personal property	2	\$11,934,740 (from page 1, line 10)
3. Total taxable value of real estate and personal property (Line 1 plus line 2)	3	\$1,263,704,340 (from page 1, line 11)
4. a. Total exempt value for all homestead exemptions granted	4a.	\$20,786,400 (from Page 1, line 14f)
b. Homestead exemption reimbursement value	4b.	\$15,797,664
5. a. Total exempt value of all BETE qualified property	5a.	\$15,594,410 (from page 2, line 15c)
b. BETE exemption reimbursement value	5b.	\$7,797,205
6. Total valuation base (Line 3 + line 4b + line 5b)	6	\$1,287,299,209

ASSESSMENTS

7. County tax	7	\$681,461.00
8. Municipal appropriation	8	\$7,444,718.00
9. TIF financial plan amount	9	\$0 (must match page 2, line 16c + 16d)
10. Local education appropriation	10	\$8,150,506.00
11. Total appropriations (Add lines 7 through 10)	11	\$16,276,685.00

ALLOWABLE DEDUCTIONS

12. Anticipated state municipal revenue sharing	12	\$475,000.00
13. Other revenues: (All other revenues that have been formally appropriated to reduce the commitment such as excise tax revenue, T.G. reimbursement, renewable energy reimbursement, trust fund or bank interest income, appropriated surplus revenue, etc. (Do not include any homestead or BETE reimbursement))	13	\$1,677,270.00
14. Total deductions (Line 12 plus line 13)	14	\$2,152,270.00
15. Net to be raised by local property tax rate (Line 11 minus line 14)	15	\$14,124,415.00

16.	A \$14,124,415.00 (Amount from line 15)	x	B 1.05	=	C \$14,830,635.75	Maximum Allowable Tax
17.	\$14,124,415.00 (Amount from line 15)	÷	\$1,287,299,209 (Amount from line 6)	=	0.01097	Minimum Tax Rate
18.	\$14,830,635.75 (Amount from line 16)	÷	\$1,287,299,209 (Amount from line 6)	=	0.01152	Maximum Tax Rate
19.	\$1,263,704,340.00 (Amount from line 3)	x	0.01101 (Selected Rate)	=	\$13,913,384.78 (Enter on page 1, line 13)	Tax for Commitment
20.	\$14,124,415.00 (Amount from line 15)	x	0.05	=	\$706,220.75	Maximum Overlay
21.	\$15,797,664 (Amount from line 4b.)	x	0.01101 (Selected Rate)	=	\$173,932.28 (Enter on line 8, Assessment Warrant)	Homestead Reimbursement
22.	\$7,797,205 (Amount from line 5b.)	x	0.01101 (Selected Rate)	=	\$85,847.23 (Enter on line 9, Assessment Warrant)	BETE Reimbursement
23.	\$14,173,164.29 (Line 19 plus lines 21 and 22)	-	\$14,124,415.00 (Amount from line 15)	=	\$48,749.29 (Enter on line 5, Assessment Warrant)	Overlay

(If Line 23 exceeds Line 20 select a lower tax rate.)

Results from this completed form should be used to prepare the Municipal Tax Assessment Warrant, Certificate of Assessment to Municipal Treasurer and Municipal Valuation Return.

Warrant Article	Approved	Not Approved	Note
4	\$ 966,752		\$0
6	\$ 152,605		\$0
7	\$ 82,975		\$0
8	\$ 361,480		\$0
9	\$ 43,500		\$0
10	\$ 87,950		\$0
11	\$ 94,210		\$0
12	\$ 1,344,575		\$0
13	\$ 105,705		\$0
14	\$ 1,107,463		\$0
15	\$ 1,043,413		\$0
16	\$ 516,314		\$0
17	\$ 346,776		\$0
30	\$ 20,000		\$0
31	\$ 53,000		\$0
32	\$ 100,000		\$0
34	\$ 24,000		\$0
35	\$ 39,000		\$0
36	\$ 75,000		\$0
37	\$ 880,000		\$0
	\$7,444,718	\$0	
	APPROVED	NOT APPROVED	

Classified Parcels (A800) CASCO ME

Item 11.#

PROPERTY TYPE	PARCEL COUNT	LAND VALUE	BUILDING VALUE	TOTAL VALUE
Residential Improved 1XXX	3,014	486,919,700	588,147,100	1,075,066,800
Residential Vacant 130X,131X,132X	418	36,554,600	203,900	36,758,500
Residential Condo 102X	53	9,057,600	12,011,100	21,068,700
Residential Apartment 111X-125X	5	629,900	2,834,900	3,464,800
Mixed Use 0XXX	15	1,054,000	4,331,800	5,385,800
Commercial Improved 3XXX	68	28,762,900	57,887,400	86,650,300
Commercial Vacant 390X,391X,392X,394X	9	19,114,400	28,800	19,143,200
Industrial Improved 4XXX	11	5,753,100	17,268,700	23,021,800
Industrial Vacant 440X,441X,442X	0	0	0	0
Exempt 9XXX	72	24,578,000	20,088,800	44,666,800
Special Open Space 6XXX, 7XXX,8XXX	59	2,959,900	13,400	2,973,300
Regular Open Space 2XXX	0	0	0	0
Others	0	0	0	0
	3,724	615,384,100	702,815,900	1,318,200,000
EXEMPT		24,578,000	20,088,800	44,666,800
		590,806,100	682,727,100	1,273,533,200
EXEMPTIONS			21,763,600	21,763,600
TOT TAXABLE RE			660,963,500	1,251,769,600

Valuation Summary

TYPE	COUNT	LAND VALUE	BUILDING VALUE	TOTAL VALUE
OTHER	3652	590,806,100	682,727,100	1,273,533,200
EXEMPT	72	24,578,000	20,088,800	44,666,800
RE TOTALS	3724	615,384,100	702,815,900	1,318,200,000
EXEMPT PARCELS	72	24,578,000	20,088,800	44,666,800
EXEMPTIONS			21,763,600	21,763,600
NET REAL ESTATE		615,384,100	660,963,500	1,251,769,600
PERS PROP		NON RE	REIMBURSABLE	
OTHER	98	0	0	11,937,680
PERS PROP TOTAL				11,937,680
EXEMPT				15,594,410
NET PP TOTAL				(3,656,730)
TOTAL NET VALUE				1,248,112,870

EXEMPTIONS

TYPE	COUNT	DESCRIPTION	VALUE
01	829	HOMESTEAD EXEMPTION	20,725,000
02	3	MOBILE HOMESTEAD	61,400
11	11	DISABLED VET	66,000
12	4	WW2 VET RES	24,000
13	3	VIET VET NON-RES WIDOW	18,000
14	1	WW2 VET NON-RES	6,000
16	5	VIET VET RES WIDOW	30,000
18	3	PERSIAN GULF VET RES	18,000
21	2	PERSIAN GULF VET NON RES	12,000
22	3	WW2 WIDOW RES	18,000
26	32	VIET VET RES	192,000
27	14	VIET VET NON-RES	84,000
28	1	EXPEDITIONARY MEDAL	6,000
29	1	BLIND	4,000
39	1	PARSONAGE	20,000
40	1	KOREAN VET	6,000
43	4	OTHER RECOG SRV PERIODS	24,000
103	9	SOL3 4000-7999 WATTS	76,500
104	8	SOL4 8000-15999 WATTS	128,000
105	4	SOL5 16000-30000 WATTS	100,000
106	1	SOLAR FARM	144,700
EX TOTALS			21,763,600 EX TOTAL

CASCO PERSONAL PROPERTY COMMITMENT REPORT

7.24.26 PR

Item 11.#

ACCOUNT	BUSINESS	OWNER	GROSS ASSESSED	BETE	NET TAXABLE	YEAR	ACTIVE
017	BUSHIDO KARATE DOJO	MAGIERA, LISA	\$6,680	\$0	\$6,680	2026	A
019	BOS ACCOUNTING & TAX SERVICE	BOS ACCOUNTING & TAX SERVICE	\$1,690	\$0	\$1,690	2026	A
022	BUTCHERS SEAFOOD LLC	BUTCHERS SEAFOOD LLC	\$7,420	\$0	\$7,420	2026	A
023	CAMP AGAWAM	CAMP AGAWAM	\$187,500	\$55,910	\$131,590	2026	A
024	CAMP CEDAR INC	CAMP CEDAR INC	\$183,180	\$0	\$183,180	2026	A
025	CAMP NETOP INC	CAMP NETOP INC	\$51,170	\$0	\$51,170	2026	A
038	COLONIAL AUTO BODY	COLONIAL AUTO BODY	\$12,160	\$0	\$12,160	2026	A
040	NEXT PHASE ENERGY SERVICES LLC	FOWLER, DAVID	\$200,570	\$192,920	\$7,650	2026	A
041	FREDS COFFEE	FREDS COFFEE	\$9,210	\$0	\$9,210	2026	A
046	SEBAGO PRIMARY EYECARE	GORDON THOMAS V	\$223,350	\$153,980	\$69,370	2026	A
049	HALL FUNERAL HOME	NELSON CREMATION & REMEMBERAN	\$23,120	\$0	\$23,120	2026	A
051	HANCOCK LUMBER CO	HANCOCK LUMBER CO	\$11,683,840	\$9,516,990	\$2,166,850	2026	A
052	HANCOCK LUMBER CO-BARGAIN BARN	HANCOCK LUMBER COMPANY INC	\$141,350	\$4,610	\$136,740	2026	A
055	WESTVIEW APARTMENTS	WESTVIEW APARTMENTS	\$11,770	\$0	\$11,770	2026	A
057	HOOP BASKETBALL CAMP	MASSE, FERN	\$28,390	\$0	\$28,390	2026	A
063	CAMP LAUREL	CASCO PROPERTIES, LLC	\$233,070	\$66,860	\$166,210	2026	A
086	PITNEY BOWES INC	PITNEY BOWES INC	\$250	\$250	\$0	2026	A
088	POINT SEBAGO RESORT	POINT SEBAGO RESORT	\$2,608,980	\$1,898,440	\$710,540	2026	A
091	MIGIS LODGE	MIGIS LODGE	\$1,072,130	\$0	\$1,072,130	2026	A
092	PORTLAND PIPELINE CORP	PORTLAND PIPELINE CORP	\$2,568,230	\$0	\$2,568,230	2026	A
094	RED MILL LUMBER	RED MILL LUMBER	\$100,040	\$0	\$100,040	2026	A
095	KETTLE COVE MARINA INC	KETTLE COVE MARINA INC	\$265,550	\$194,940	\$70,610	2026	A
101	GRAYHAWK LEASING LLC	GRAYHAWK LEASING LLC	\$8,100	\$0	\$8,100	2026	A
105	MAYBERRY HILL PRESCHOOL	MAYBERRY HILL PRESCHOOL	\$39,220	\$0	\$39,220	2026	A
106	COCA-COLA BEVERAGES NORTHEAST	COCA-COLA BEVERAGES NORTHEAST	\$22,230	\$21,770	\$460	2026	A
110	SYMONDS BUILDERS, INC	SYMONDS, WILLIAM M	\$14,400	\$900	\$13,500	2026	A
111	THOMPSON LAKE MARINA	THOMPSON LAKE MARINA	\$37,000	\$26,100	\$10,900	2026	A
113	SPECTRUM NORTHEAST, LLC	SPECTRUM NORTHEAST, LLC	\$1,248,070	\$0	\$1,248,070	2026	A
121	R N WILLEY & SONS	R N WILLEY & SONS	\$533,050	\$0	\$533,050	2026	A
123	OLD HOMESTEAD CREATIONS	WOODBURY, BARRY & BARBARA	\$610	\$410	\$200	2026	A
124	YANKEE MACHINE, INC	YANKEE MACHINE, INC	\$346,610	\$141,920	\$204,690	2026	A
149	BOBS PLACE	BOBS PLACE	\$3,620	\$0	\$3,620	2026	A
150	SG LOTTERY	SG LOTTERY	\$4,660	\$0	\$4,660	2026	A
155	P & K SAND & GRAVEL INC	P & K SAND & GRAVEL, INC	\$1,779,230	\$1,573,960	\$205,270	2026	A
156	AT&T MOBILITY LLC	AT&T MOBILITY LLC	\$14,250	\$0	\$14,250	2026	A
162	NORMS O SCALE TRAINS	PULLEN, NORMAN	\$4,180	\$0	\$4,180	2026	A
167	COUNTRY VILLAGE ASSISTED LVNG	ALAIMO HEALTHCARE LLC	\$45,810	\$0	\$45,810	2026	A
168	ALYSSA'S MOTEL	AASKOV ALAN	\$6,550	\$4,550	\$2,000	2026	A
173	U S BANK NATIONAL ASSOCIATION	U S BANK NATIONAL ASSOCIATION	\$16,920	\$16,920	\$0	2026	A
174	DIRECTV LLC	DIRECTV LLC	\$2,110	\$0	\$2,110	2026	A
180	DISH NETWORK LLC	DISH NETWORK LLC	\$910	\$0	\$910	2026	A
184	WELLS FARGO FINANCIAL LEASING	WELLS FARGO FINANCIAL LEASING	\$13,280	\$13,280	\$0	2026	A
190	WELLS FARGO VENDOR FIN SVCS	WELLS FARGO VENDOR FIN SVCS	\$22,380	\$22,380	\$0	2026	A
201	LOCKE ACCOUNTING SERVICES	LOCKE PAULA	\$13,670	\$0	\$13,670	2026	A
212	MARLIN LEASING	MARLIN LEASING CORP	\$31,810	\$31,810	\$0	2026	A

ACCOUNT	BUSINESS	OWNER	GROSS ASSESSED	BETE	NET TAXABLE	YEAR	ACTIVE
218	PITNEY BOWES GLOBAL FINANCIAL	PITNEY BOWES GLOBAL FINANCIAL	\$10,590	\$10,590	\$0	2026	A
222	FIRST DATA MERCHANT SERVICES	FIRST DATA MERCHANT SERVICES	\$4,950	\$0	\$4,950	2026	A
233	SHARKEY GRAPHIC SOLUTIONS	SHARKEY CRAIG	\$9,510	\$6,820	\$2,690	2026	A
234	DLL FINANCE LLC	DLL FINANCE LLC	\$900,830	\$900,830	\$0	2026	A
235	HUGHES NETWORK SYSTEMS LLC	HUGHES NETWORK SYSTEMS LLC	\$340	\$0	\$340	2026	A
238	VERIZON	PORTLAND CELLULAR	\$20,870	\$0	\$20,870	2026	A
244	TOP OF THE HILL GRILLE	TOP OF THE HILL GRILLE	\$65,420	\$0	\$65,420	2026	A
246	INFINITE POTENTIAL	MUJICA MARK	\$4,370	\$0	\$4,370	2026	A
249	WEBBS MILLS VARIETY	HOROWITZ, DAVID & OLIN, MAGGIE	\$10,320	\$0	\$10,320	2026	A
250	RAYMONDS FROZEN CUSTARD	DINGLEY RAYMOND	\$21,070	\$0	\$21,070	2026	A
259	SUNSET LAKES REAL ESTATE	OCONNOR LOIS	\$9,730	\$6,440	\$3,290	2026	A
275	BROOKS FAMILY CHILDCARE LLC	BROOKS FAMILY CHILDCARE LLC	\$28,850	\$0	\$28,850	2026	A
278	CAROUSEL HORSE FARM	CAROUSEL HORSE FARM LLC	\$13,160	\$4,550	\$8,610	2026	A
280	EVERGREEN ELECTRIC	EVERGREEN ELECTRIC	\$310,300	\$0	\$310,300	2026	A
282	FIELDSTONE BUILDERS	FIELDSTONE BUILDERS	\$29,860	\$0	\$29,860	2026	A
285	SECRET GARDEN FAMILY CHILDCARE	RUSSO, TARA	\$20,580	\$0	\$20,580	2026	A
286	RIDLON'S METAL SHOP	RIDLONS METAL SHOP	\$5,130	\$0	\$5,130	2026	A
295	WATKINS FLOWERS	DREW CAROLYN	\$2,470	\$0	\$2,470	2026	A
302	SMUCKER FOODSERVICE, INC	SMUCKER FOODSERVICE, INC	\$2,310	\$0	\$2,310	2026	A
322	LEAF CAPITAL FUNDING LLC	LEAF CAPITAL FUNDING LLC	\$1,540	\$1,540	\$0	2026	A
325	GREAT AMERICA FINANCIAL SERVICE	GREAT AMERICA FINANCIAL SERVIC	\$9,100	\$9,100	\$0	2026	A
326	ADT LLC	ADT LLC	\$8,810	\$8,810	\$0	2026	A
328	MUZAK LLC	MUZAK LLC	\$10	\$10	\$0	2026	A
335	WABASHA LEASING LLC	WABASHA LEASING, LLC	\$8,730	\$0	\$8,730	2026	A
340	CROOKED RIVER CAMPGROUND	CROOKED RIVER CAMPGROUND INC	\$18,830	\$15,890	\$2,940	2026	A
341	JOHNS AUTOCARE	JOHNS AUTOCARE	\$25,200	\$0	\$25,200	2026	A
343	CASCO VILLAGE VARIETY	ZAHIBUL TRADERS, LLC	\$34,310	\$0	\$34,310	2026	A
344	ROOTED EARTH LLC	ROOTED EARTH LLC	\$16,790	\$0	\$16,790	2026	A
347	HOUSE OF SHABBY CHIC & ANTIQUE	HOUSE OF SHABBY CHIC & ANTIQUE	\$18,650	\$0	\$18,650	2026	A
348	HANCOCK FAMILY FARM	HANCOCK FAMILY FARM	\$20,250	\$0	\$20,250	2026	A
349	CRESCENT LAKE COLLISION	CRESCENT LAKE COLLISION	\$31,360	\$0	\$31,360	2026	A
355	NUCO2 SUPPLY LLC	NUCO2 SUPPLY LLC	\$2,110	\$2,110	\$0	2026	A
356	NPRTO NORTH-EAST LLC	NPRTO NORTH-EAST, LLC	\$3,360	\$0	\$3,360	2026	A
358	MAGNUM ICC US LLC	MAGNUM ICC US LLC	\$5,570	\$0	\$5,570	2026	A
372	CSC SERVICEWORKS INC	CSC SERVICEWORKS INC	\$8,780	\$7,240	\$1,540	2026	A
373	SIMPLICITY SALON	SIMPLICITY SALON	\$10,730	\$0	\$10,730	2026	A
374	DREW EXCAVATION	DREW GARY	\$379,320	\$329,850	\$49,470	2026	A
385	LAKES REGION BOAT & FIREWOOD	LAKES REGION BOAT & FIREWOOD	\$47,700	\$0	\$47,700	2026	A
386	VILLAGE GIFT BARN	VILLAGE GIFT BARN	\$420	\$0	\$420	2026	A
400	LAKE REGION TRAILERS LLC	J&L CARVER PROPERTIES LLC	\$13,160	\$0	\$13,160	2026	A
403	BAKED WITH LOVE	ROBERTS ELIZABETH	\$47,150	\$46,970	\$180	2026	A
407	MILESTONES PRESCHOOL	PHILLIPS NAOMI	\$16,060	\$0	\$16,060	2026	A
409	KINDRED FARMS	KINDRED FARMS	\$19,530	\$0	\$19,530	2026	A
410	GEO ETC	LEWIS, GARY	\$4,180	\$0	\$4,180	2026	A

ACCOUNT	BUSINESS	OWNER	GROSS ASSESSED	BETE	NET TAXABLE	YEAR	ACTIVE
412	HERNANDES DOCKS AND HOME SERV	HERNANDES JUSTIN	\$33,000	\$0	\$33,000	2026	A
415	MARS IN SOL GALLERY	MARTIN FRIEDMAN	\$640	\$0	\$640	2026	A
417	AUSTIN AND SONS ROOFING	GEORGE AUSTIN	\$28,000	\$0	\$28,000	2026	A
420	BOAT MASTERS	BOAT MASTERS	\$65,360	\$0	\$65,360	2026	A
422	ELAVON	ELAVON INC	\$3,050	\$0	\$3,050	2026	A
492	BRADBURY PLUMBING & HEATING	BRADBURY PLUMBING & HEATING	\$4,020	\$0	\$4,020	2026	A
493	WATKINS PROPERTY SERVICES	WATKINS PROPERTY SERVICES	\$31,850	\$0	\$31,850	2026	A
497	SOUTHERN MAINE MILLWORK LLC	SOUTHERN MAINE MILLWORK LLC	\$89,740	\$0	\$89,740	2026	A
499	CLIPPERS OC LLC	CLIPPERS OC LLC	\$18,660	\$0	\$18,660	2026	A
502	CASCO INN RCF, THE	CATCH-WIM	\$69,030	\$0	\$69,030	2026	A
925	ROBIN LEAVITT PHOTOGRAPHY	ROBIN LEAVITT	\$13,210	\$0	\$13,210	2026	A
928	CENTRAL MAINE POWER	CENTRAL MAINE POWER	\$22,070	\$0	\$22,070	2026	A
929	CASCO SELF STORAGE	CASCO SELF STORAGE	\$20,140	\$0	\$20,140	2026	A
930	FLORIDA'S NATURAL FOOD SERVICE	FLORIDAS NATURAL FOOD SERVICE	\$1,110	\$0	\$1,110	2026	A
931	HANCOCK LUMBER ADMIN OFC	HANCOCK LUMBER CO	\$278,200	\$205,080	\$73,120	2026	A
933	SWEET WILLIAMS	SYMONDS, WILLIAM	\$14,080	\$9,100	\$4,980	2026	A
935	GTP ACQUISITION PARTNERS	GTP ACQUISITION PARTNERS	\$11,120	\$0	\$11,120	2026	A
936	NEW HORIZONS, LLC	NEW HORIZONS, LLC	\$22,070	\$21,880	\$190	2026	A
939	MANSON'S MARINE INC	TIMOTHY MANSON	\$50,050	\$0	\$50,050	2026	A
941	NOVOCURE INC	NOVOCURE INC	\$1,050	\$0	\$1,050	2026	A
944	MARTIN'S PROPELLER	WOOD, MARTIN T	\$18,480	\$0	\$18,480	2026	A
946	DATA SALES CO INC	DATA SALES CO INC	\$1,420	\$1,420	\$0	2026	A
947	BLUETRITON BRANDS INC	BLUETRITON BRANDS INC	\$3,250	\$0	\$3,250	2026	A
951	LLAVES: KEYS TO BILINGUAL CONS	LLAVES: KEYS TO BILINGUAL	\$760	\$0	\$760	2026	A
952	ARCTIC GLACIER	ARCTIC GLACIER USA INC	\$12,000	\$0	\$12,000	2026	A
955	TIMEPAYMENT CORP	C/O CROWE LLP	\$2,750	\$0	\$2,750	2026	A
956	CLICKLEASE LLC	CLICKLEASE, LLC- ME CASCO	\$17,920	\$0	\$17,920	2026	A
958	GOODHUE BOAT COMPANY	GOODHUE SEBAGO LLC	\$23,780	\$0	\$23,780	2026	A
959	ABBOTT LABORATORIES INC	ABBOTT LABORATORIES INC	\$2,300	\$2,300	\$0	2026	A
960	SUPERIOR PLUS ENERGY	SUPERIOR PLUS ENERGY	\$109,780	\$0	\$109,780	2026	A
962	BLUE LOBSTER CANNABIS	STOKES, HAYDEN	\$19,000	\$0	\$19,000	2026	A
963	FLATLANDER PHOTOGRAPHY	SHERMAN, MARCUS D	\$14,150	\$14,150	\$0	2026	A
964	HUNDRED ACRE WOODS DAYCARE	MADURA, KAYLA	\$2,490	\$0	\$2,490	2026	A
965	PINETHREE SOFTWARE SOLUTIONS	BUTLER, TED & KAREN	\$13,480	\$6,280	\$7,200	2026	A
966	BERRYS BOAT RESTORATION	BERRY, JAMES	\$11,500	\$0	\$11,500	2026	A
967	HPE DEPOSITER MASTER TRUST	C/O DELOITTE TAX LLP	\$1,700	\$0	\$1,700	2026	A
968	FP MAILING SOLUTIONS	FRANCOTYP POSTALIA INC	\$730	\$730	\$0	2026	A
969	MATTHEW RICHARDS PHOTOGRAPHY	RICHARDS, MATTHEW	\$9,010	\$8,560	\$450	2026	A
970	LANDRACE CANNABIS	HOLDEN, LINDSAY	\$11,000	\$0	\$11,000	2026	A
971	CASCO CAR WASH	CASCO CAR WASH	\$105,000	\$0	\$105,000	2026	A
972	APLUS SERVICE CENTER	APLUS SERVICE CENTER	\$18,000	\$0	\$18,000	2026	A
973	LODGE AT THOMAS POND, THE	LODGE AT THOMAS POND, THE	\$15,000	\$0	\$15,000	2026	A
975	CANON USA INC	CANON USA INC	\$4,870	\$4,870	\$0	2026	A

ACCOUNT	BUSINESS	OWNER	GROSS ASSESSED	BETE	NET TAXABLE	YEAR	ACTIVE
977	DEERE CREDIT INC	DEERE CREDIT INC	\$64,890	\$0	\$64,890	2026	A
978	EMERALD SOLAR HOLDINGS LLC	EMERALD SOLAR HOLDINGS LLC	\$20,050	\$20,050	\$0	2026	A
979	LAKES REGION BREWING	BRAY, MICHAEL	\$60,000	\$0	\$60,000	2026	A
980	SUPERIOR ROOFING	SUPERIOR ROOFING	\$33,950	\$0	\$33,950	2026	A
981	MARCIA DAVIS FLOWERS	DAVIS, MARCIA	\$6,060	\$5,660	\$400	2026	A
982	GRIFFIN CONCRETE FLOORS	GRIFFIN, VERNON	\$10,000	\$0	\$10,000	2026	A
984	GALAXSEA CRUISES AND TOURS	SPIELVOGEL, ANDREW	\$10,190	\$0	\$10,190	2026	A
985	BE SAFE AIR AND WATER	CONFORTE, JUSTIN	\$10,000	\$0	\$10,000	2026	A
987	HIS LIGHT EMBROIDERY & GRAPHIC TEES	THOMPSON, PATRICIA	\$19,500	\$0	\$19,500	2026	A
988	SEBAGO SAUNA	DAIGLE, ROBERT	\$2,230	\$0	\$2,230	2026	A
989	CLUB CAR LLC	C/O FANDLGAGNON LLC	\$40,890	\$0	\$40,890	2026	A
990	PAYMENT ALLIANCE INTERNATIONAL INC	DUCHARME, MCMILLEN & ASSOC	\$2,490	\$2,490	\$0	2026	A
991	HARTFORD STEAM BOILER INSP & INS CO	HARTFORD STEAM BOILER INSP & INS CO	\$940	\$940	\$0	2026	A
992	DELL EQUIPMENT FUNDING LP	ATTN PROPERTY TAX DEPT	\$1,260	\$0	\$1,260	2026	A
993	WASTE MANAGEMENT OF MAINE INC	WASTE MANAGEMENT OF MAINE INC	\$960	\$960	\$0	2026	A
994	QUADIENT INC	ATTN: TAX DEPT	\$290	\$290	\$0	2026	A
				\$15,594,410	\$11,934,740		
				BETE	NET TAXABLE		