



## Town of Casco

### Selectboard Regular Meeting Agenda

December 16, 2025 at 6:00 PM

Casco Community Center

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#### 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: December 9, 2025
4. Public Participation for non-Agenda items
5. Manager's Update

#### On-Going Business

6. The Selectboard will discuss Library's contract zoning process update and easement agreement with Town.
7. The Selectboard will discuss renovations to Meeting House.

#### New Business

8. The Selectboard will discuss the Veteran's Committee with Chairperson Tim Walsh.
9. The Selectboard will consider a proposal for increased road signage on Quaker Ridge Road as recommended by the Safe Streets Committee.
10. The Selectboard will discuss pavement management and future capital road projects with Gorrill Palmer.
11. The Selectboard will receive winter road maintenance updates from Public Works.
12. The Selectboard will discuss proposed ordinance changes in compliance with LD 2003.
13. Selectboard Comments

#### Executive Session

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*

December 17, 2025 @ 6:00 pm Safe Streets Committee

December 18, 2025 @ 6:00 PM Comprehensive Plan Implementation Committee



## Town of Casco

### Selectboard Regular Meeting Minutes

December 09, 2025 at 6:00 PM

Casco Community Center

#### Regular Meeting

##### PRESENT

Scott Avery  
Eugene Connolly  
Robert MacDonald  
Grant Plummer

##### ABSENT

Mary Fernandes

#### 1. Review and approval of the meeting agenda

The Selectboard moved and seconded to approve the meeting agenda as presented.

Motion made by MacDonald, Seconded by Avery.

Voting Yea: Avery, Connolly, MacDonald, Plummer

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

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

Motion made by Connolly, Seconded by MacDonald.

Voting Yea: Avery, Connolly, MacDonald, Plummer

#### 3. Approval of Minutes: November 18, 2025

The Selectboard moved and seconded to accept the minutes from the November 18, 2025 meeting as presented.

Motion made by Avery, Seconded by MacDonald.

Voting Yea: Avery, Connolly, MacDonald, Plummer

#### 4. Public Participation for non-Agenda items

Sam Brown spoke about his involvement with numerous groups and his recent joining of the ATV and Snowmobile Clubs even though they do not own these machines. He then differed his remaining time to the President of the ATV club (Dave Turnbull)

Dave Turnbull advised the current repairs required to their 60 miles of ATV trails located throughout Casco, Naples, Otisfield and Sebago (with the majority of the trails in Casco) They will be requesting assistance from the town in applying for a trails repair grant with the State in the Spring of 2026. Mr. Turnbull provided the Selectboard with maps of their trail system and a synopsis of the repairs needed.

## 5. Manager's Update

- A. The Town recently received the FY2024 Audit from RHR Smith. The delay in receiving this report was due to staffing challenges and complexities during that fiscal year. A hard copy has been placed in each Selectboard member's mailbox, and a digital copy will be made available on our website.
- B. Included in the Selectboard packet is correspondence from the owner of Thompson Lake Marina indicating that they no longer wish to pursue an easement agreement with the Town. The e-mail outlines the reasons for their change in position.
- C. Town staff and I will begin developing the initial FY 2027 budget in January. We anticipate providing a draft budget to the Selectboard and Finance Committee near the end of February, with formal budget meetings occurring throughout March. Additionally, staff and I plan to provide the Selectboard and Finance Committee with a draft timeline for budget hearings at the Selectboard's second meeting in January.
- D. The Town recently hired Sidney Shane as a full-time Public Works truck driver/laborer. We have also hired a per diem truck driver/laborer with several years of plowing experience. This per diem staff member will be utilized during periods when Public Works is short-staffed. Additionally, I have received interest from other potential per diem drivers.

Mary Tremblay will be transitioning into a part-time position, and we have begun cross-training Devin Langadas for the Code Enforcement Assistant position. She will work 20 hours in Codes and 20 hours in the front office. I also anticipate hiring a 20-hour-per-week clerk in January.

- E. Rae-Anne Nguyen and I met with Greater Portland Council Of Governments (GPCOG) and Maine DOT to review three high-priority intersections and identify potential solutions. This collaboration is funded through grant funding, and GPCOG will provide the Town with a report prior to year's end. The intersections under review are:
  - Webbs Mills Road (Route 85) at Poland Spring Road (Route 11)
  - Roosevelt Trail (Route 302) at Tenney Hill Road
  - Roosevelt Trail (Route 302) at Quaker Ridge Road

I am sure that Safe Streets will provide additional information during their discussion with the Selectboard on December 16<sup>th</sup>.

The board has requested to speak with the owner of the Thompson Lake Marina about his change of perspective relating to the boat ramp easement.

## Old Business

- 6. The Selectboard will consider bids for Casco Village Zoning RFP.

The Selectboard moved and seconded to award Resilience Planning, LLC the contract for the Casco Village zoning project.

Motion made by Avery, Seconded by MacDonald.  
 Voting Yea: Avery, Connolly, MacDonald, Plummer

7. The Selectboard will consider moving the semiannual Town Meeting to January 28, 2026.

The Selectboard moved and seconded to change the semi-annual Town Meeting to January 28, 2026.

Motion made by MacDonald, Seconded by Avery.  
 Voting Yea: Avery, Connolly, MacDonald, Plummer

8. The Selectboard will discuss outstanding legal issues.

Discussion only stating they will keep this on on-going business.

### **New Business**

9. The Selectboard and Planning Board will conduct a joint hearing on Casco Public Library's request for Contract Zoning Agreement.

The Selectboard moved and seconded to accept there is substantial agreement with proposed Contract Zoning Agreement submitted by the Casco Public Library and return agreement to the Planning Board for continuation of the CZA process as defined by the ordinance.

Motion made by MacDonald, Seconded by Connolly.  
 Voting Yea: Avery, Connolly, MacDonald, Plummer

10. The Selectboard will consider an updated 3-year contract with Main's Landscaping for mowing services.

The Selectboard moved and seconded to authorize the release of the Request for Proposal for Mowing Service.

Motion made by MacDonald, Seconded by Avery.  
 Voting Yea: Avery, Connolly, MacDonald, Plummer

11. The Selectboard will consider modifying the January 2026 Selectboard Meeting dates.

The Selectboard moved and seconded to authorize the modification of the January 2026 Selectboard meetings to the dates of January 13, 2026 and January 27, 2026.

Motion made by Avery, Seconded by Connolly.  
 Voting Yea: Avery, Connolly, MacDonald, Plummer

12. Selectboard Comments

Scott Avery complimented Chris Pond for the plowing of the first storm. He reminded everyone to slow down. Scott also reminded everyone that Santa will be arriving to Casco on Friday night and there will be a celebration at the Community Center to meet him.

Bob MacDonald stated there is still a lot of work to be done and encouraged everyone to get involved with their community.

Grant Plummer reported there is a lot going on- he was impressed to see how communities are working together with neighboring towns to get things done.

**Executive Session**

## 13. Concealed Weapon Permit Application

The Selectboard moved and seconded to enter Executive Session per Title 25, Part 5, Chapter 252, Section 2006 for Concealed Weapon Permit application 12/02/2025A at 7:02 pm

Motion made by MacDonald, Seconded by Avery.

Voting Yea: Avery, Connolly, MacDonald, Plummer

The Selectboard moved and seconded to exit Executive Session at 7:13 pm

Motion made by Avery, Seconded by Connolly.

Voting Yea: Avery, Connolly, MacDonald, Plummer

## 14. Adjournment

The Selectboard moved and seconded to adjourn at 7:14 pm.

Motion made by Connolly, Seconded by Avery.

Voting Yea: Avery, Connolly, MacDonald, Plummer

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**Future meeting dates (subject to change)**

December 10, 2025 @ 6:00 PM Water Quality Meeting

December 15, 2025 @ 6:30 PM Planning Board Regular Meeting

December 16, 2025 @ 6:00 PM Selectboard Regular Meeting



**Manager's Memorandum  
Selectboard Meeting  
December 16, 2025**

Item 5.#

To: Selectboard  
From: Tony Ward, Town Manager  
Date: 12-12-2025  
Re: Selectboard meeting 12-16-2025

Below are notes for agenda items for December 16, 2025, meeting

**5. Managers' Update**

- A. The Town is beginning the process of updating its website due to the end-of-life status of our current open-source content management system (CMS) as of January 2025, which is no longer supported. CivicPlus is updating their CMS, requiring modifications to our site, and these changes will provide greater content control and ease of maintenance. In addition, CivicPlus is partnering with AudioEye to offer ADA-compliant services at a 50% discount for 2026, and the Town will beta test an AI bot on the website free of charge until July 2026. This beta test will allow the Town to gather data and feedback while conducting a cost-benefit analysis, ultimately enhancing accessibility, functionality, and the user experience for all residents.
- B. Our structural engineer will be preparing a summary report of his findings in the coming weeks. Preliminary observations are generally positive regarding the concrete walls, which are in satisfactory condition overall; however, without intervention, the walls will continue to degrade over time. We are currently considering options, including washing the walls to remove accumulated salt and applying a protective coating to waterproof and reduce chloride-related damage.

The rear wall has sustained considerable damage and will need to be rebuilt as soon as possible due to its condition. Additionally, some areas of the roofing show failed fasteners that will need to be replaced. While the roof is approaching the end of its lifespan, reattaching and repairing the loose panels is recommended as an immediate, short-term measure.

A full report with detailed recommendations will be provided soon, at which time we can discuss potential contractors for the rear wall repairs and other necessary maintenance.

## On-Going Business

### **6. The Selectboard will discuss Library's contract zoning process update and easement agreement with Town.**

The Planning Board will meet on December 15th to continue discussions regarding the Casco Public Library's Contract Zoning Agreement (CZA) request. The Board has received the required letter from the Library confirming that the two parties have reached substantial agreement. It is anticipated that the Planning Board will hold a Public Hearing on January 12th regarding the CZA. If no significant changes result from the hearing, the agreement will be forwarded to the Selectboard the following day. At that time, the Selectboard will determine whether to include the library-related items on the January 28th Town Meeting warrant.

### **7. The Selectboard will discuss renovations to Meeting House.**

Included in the Board packet is the original design plan for the Meeting House. Guidance is requested from the Selectboard regarding any desired modifications prior to drafting a Request for Proposal (RFP), which will be required under the Town's purchasing policy.

## New Business

### **8. The Selectboard will discuss the Veteran's Committee with Chairperson Tim Walsh.**

The Veterans Committee Chairperson, Tim Walsh, has requested time to discuss the current status of the Veterans Committee.

### **9. The Selectboard consider a proposal for increased road signage on Quaker Ridge Road as recommended by the Safe Streets Committee.**

The Safe Streets Committee proposes a set of targeted, low-cost safety improvements for Quaker Ridge Road in response to strong resident concern about unsafe travel conditions along this key scenic corridor. The recommendations are based on extensive public input, field assessments, and a formal community feedback session held on September 17, which produced broad and consistent support. Loon Echo Land Trust has also endorsed the recommendations affecting their adjoining lands.

The proposal focuses on practical, quickly deployable measures: moderate speed limit reductions aligned with corridor conditions; strategic signage upgrades to improve driver awareness; safety enhancements at the Brown/Libby/New intersection; and clearer pavement markings to guide motorists and better protect non-motorized users. These improvements rely on small-tools work—signs, paint, and limited installation—requiring no major capital investment.

The Committee views this as an opportunity to deliver timely, visible safety benefits while the Town continues to advance larger and more expensive roadway projects through longer planning and funding cycles.

The proposal and expanded summary are included in the Selectboard packet for review.

The Committee requests that the Select Board:

1. Approve the proposal as submitted.
2. Commit to implementation in Spring/Summer 2026.
3. Authorize coordination with the Road Commissioner, Public Works, and Maine DOT to initiate next steps, including budgeting, speed limit review, and public notification.
4. Remain engaged as the Committee advances this community-driven initiative.

**10. The Selectboard will discuss pavement management and future capital road projects with Gorrill Palmer.**

Included in the Selectboard packet are supporting documents provided by Gorrill Palmer related to the discussion of this agenda item.

**11. The Selectboard will receive winter road maintenance updates from Public Works.**

Road Foreman Mike Genest will be present to provide updates on winter road maintenance. He will offer a synopsis of challenges faced by Town staff and C Pond Plowing in managing the plowing and upkeep of the 63 miles of roads within the Town.

**12. The Selectboard will discuss proposed ordinance changes in compliance with LD 2003.**

Maine statutes require municipalities to adopt ordinances addressing LD 2003. The Planning Board conducted an extensive review of these requirements and has forwarded a recommendation for Town Meeting approval. This review adhered to both Town ordinances and Maine law.

The 2025 Amendments to the Town of Casco Zoning Ordinance focus on accessory dwelling units (ADUs), affordable housing developments, and density bonuses. Key updates include:

- ADUs are now permitted in all residential zones, with defined size, setback, and water/wastewater requirements, and are exempt from additional parking and lot area requirements.



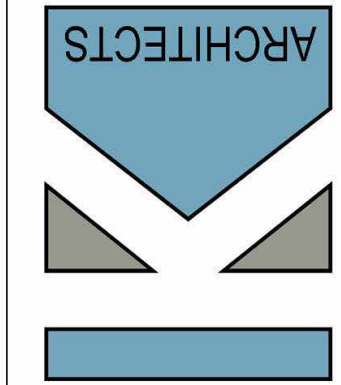
- Affordable housing developments are defined using income-based criteria and must meet affordability standards, restrictive covenants, and water/wastewater requirements to qualify for incentives such as a 2.5x density bonus and reduced parking requirements.
- Additional dwelling units are allowed in designated growth and non-growth areas, with specific standards for lot size and unit count.
- Shoreland zoning regulations retain stricter minimum lot area and frontage requirements for residential units, excluding ADUs.

These amendments are designed to increase housing availability while maintaining compliance with environmental and zoning standards. It is recommended that this draft ordinance be placed on January 28, 2026, Town Meeting warrant.

The complete draft ordinance is included in the Selectboard's supporting documents.

**Manager's Memorandum Page 4**

**KW Architects**  
Kristi Kenney, RA  
PO Box 404  
Wells, Maine 04090  
(207) 332-9199



**9 Leach Hill Road**  
Casco, Maine

REVISIONS

#	Date	Description

Date:	03/14/25
Project #	241120
Drawn By:	AEP
Checked By:	KK
Drawing Scale	1/4" = 1'-0"

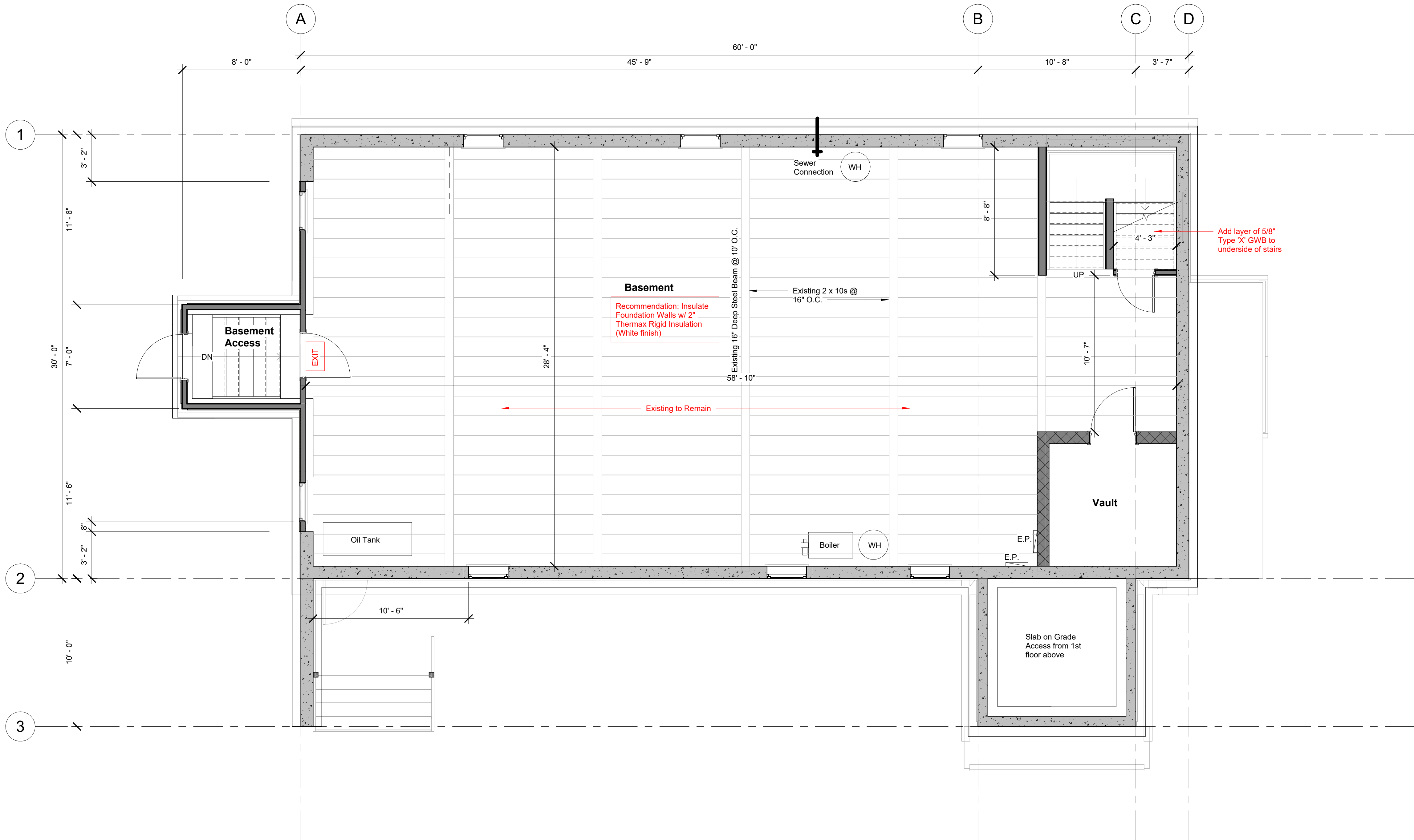
SHEET TITLE

Basement Plan

**A0**

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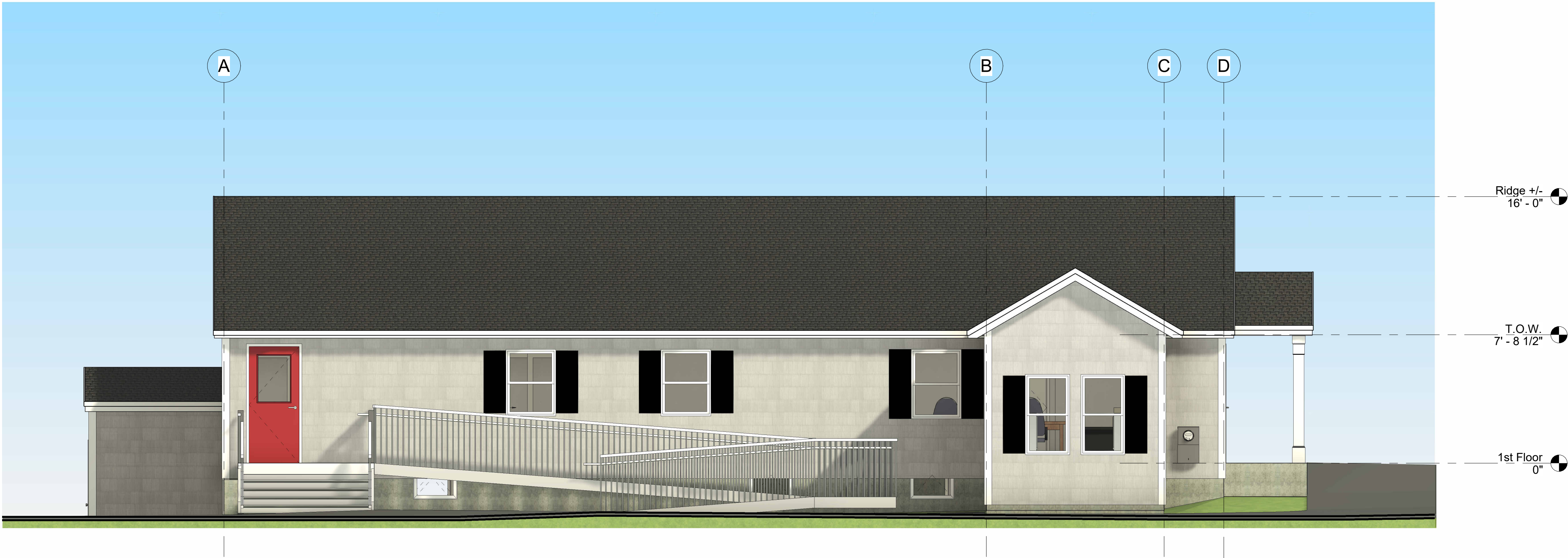
Progress Drawings



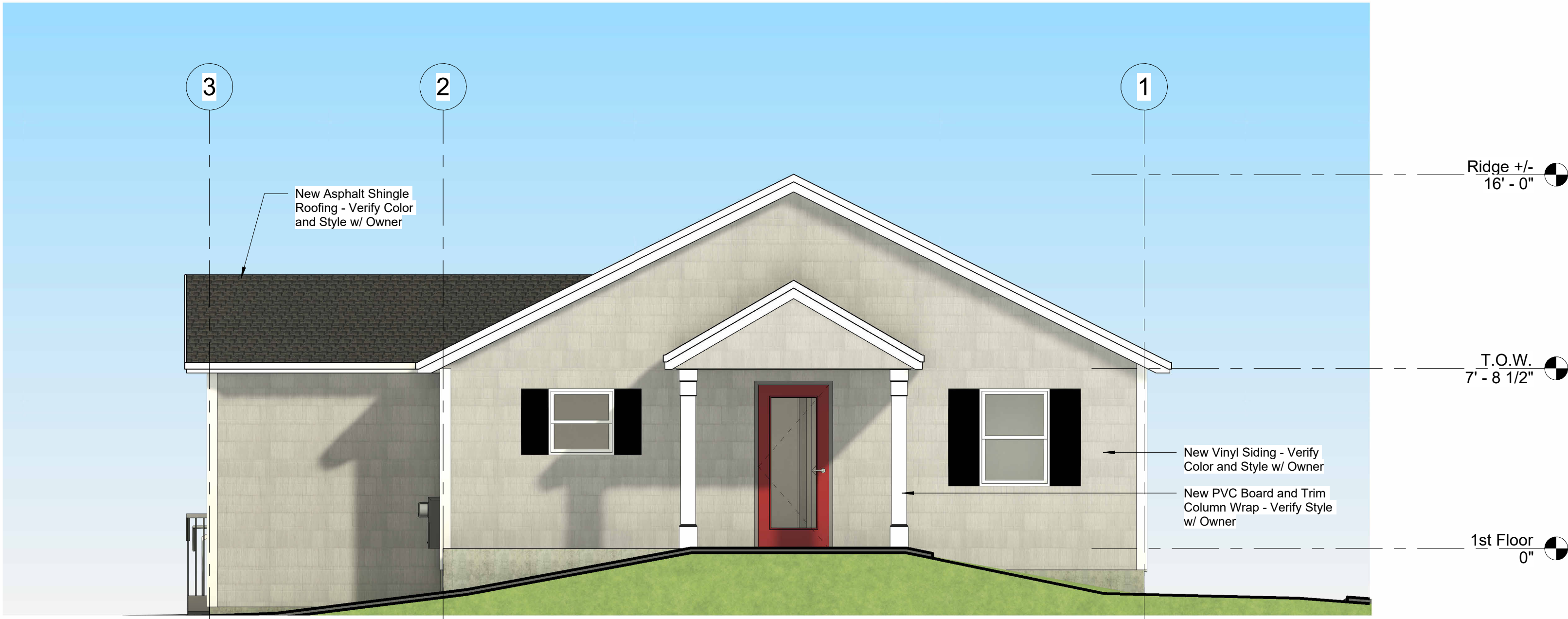
1 Basement - proposed  
1/4" = 1'-0"







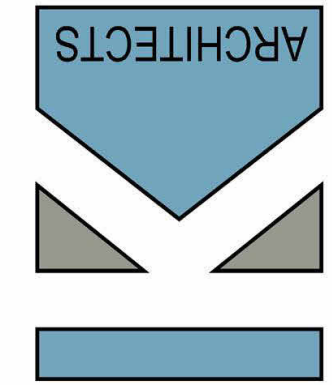
② South Elevation - Proposed  
1/4" = 1'-0"



① Front Elevation - Proposed  
1/4" = 1'-0"

Progress Drawings

**KW Architects**  
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**9 Leach Hill Road**  
Casco, Maine

REVISIONS		
#	Date	Description

Date:	03/14/25
Project #	241120
Drawn By:	AEP
Checked By:	KK
Drawing Scale	1/4" = 1'-0"

SHEET TITLE
Proposed Elevations

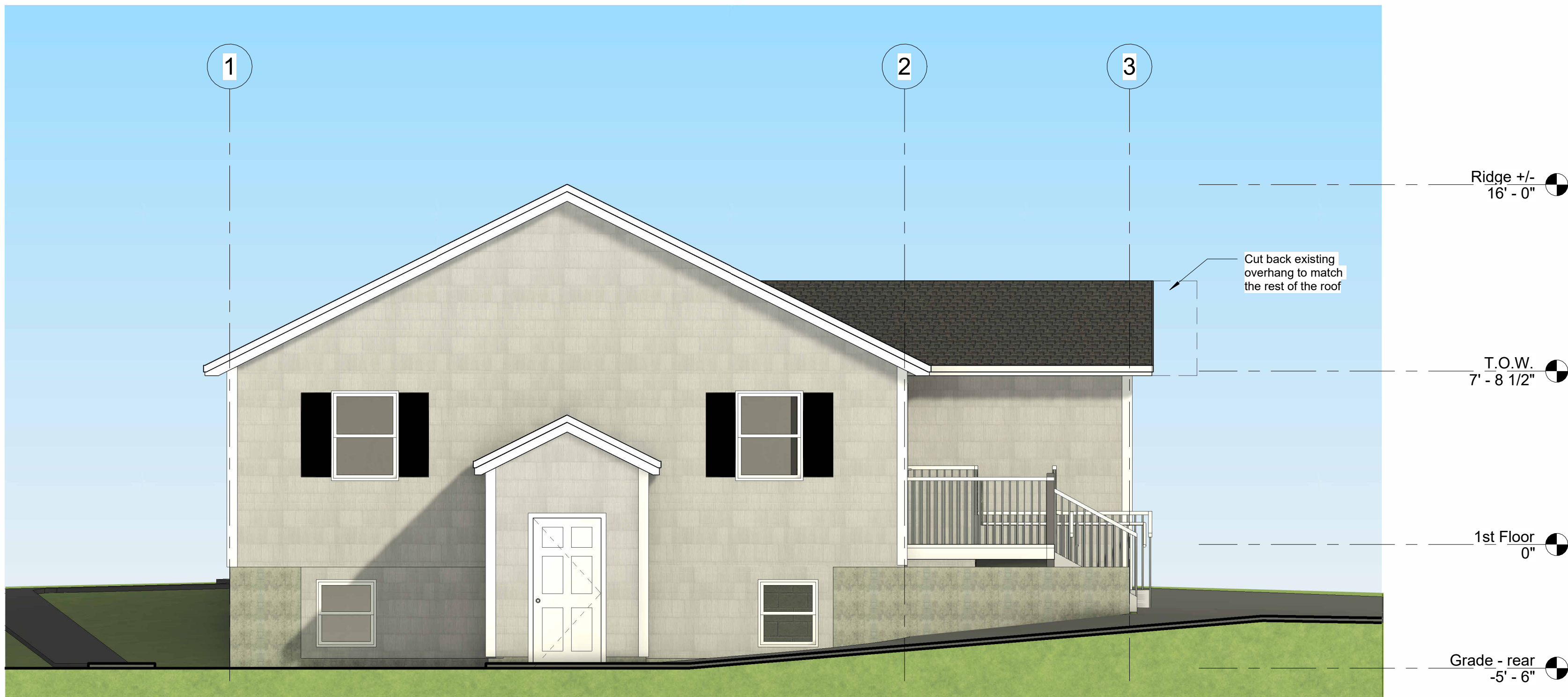
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② North Elevation - Proposed  
1/4" = 1'-0"



① Rear Elevation - Proposed  
1/4" = 1'-0"

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(207) 332-9199



**9 Leach Hill Road**  
Casco, Maine

REVISIONS

#	Date	Description

Date:	03/14/25
Project #	241120
Drawn By:	AEP
Checked By:	KK
Drawing Scale	1/4" = 1'-0"

SHEET TITLE

Proposed Elevations

**A3**

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Progress Drawings



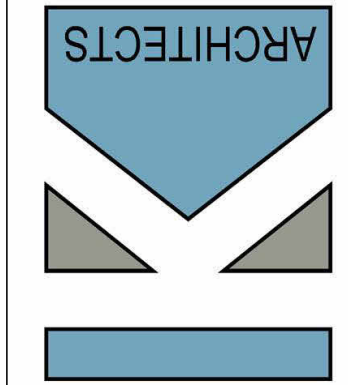


① 3D View 1  
12" = 1'-0"



② 3D View 2  
12" = 1'-0"

**KW Architects**  
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Wells, Maine 04090  
(207) 332-9199



**9 Leach Hill Road**  
Casco, Maine

REVISIONS		
#	Date	Description

Date:	03/14/25
Project #	241120
Drawn By:	AEP
Checked By:	KK
Drawing Scale	12" = 1'-0"

SHEET TITLE
3D Views

**RI**

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Progress Drawings



Members of the Select Board,

We are here to present a community-driven proposal to improve safety along Quaker Ridge Road—one of Casco's most iconic and cherished corridors. The views from Hacker's Hill are part of this town's identity. But for many residents, the experience of traveling to or along Quaker Ridge—whether by car, on foot, or by bike—does not feel safe.

This project originated directly from the community, and what we are presenting today is a reflection of local voices.

## What We Are Asking Of You

We respectfully request that the Select Board:

1. Review and approve the proposal as submitted
2. Commit to a Spring/Summer 2026 rollout of the changes
3. Allow the Safe Streets Committee to work with the Road Commissioner, Public Works, and other town staff to determine the next steps in the process i.e. developing a proposed budget, working with DOT to start their review process for speed limit reduction, starting the public notification process
4. Continue to stay engaged in the process and support our work to reimagine Quaker Ridge Road

## Background: A Community-Identified Need

The Ad Hoc Committee's early survey and feedback sessions made this abundantly clear: people love this road, but they fear using it.

The first idea was focused narrowly on improving the Brown/Libby/New/Quaker Ridge intersection—an area repeatedly identified as particularly risky for drivers, walkers, and cyclists. But the more the committee listened, the more the community emphasized that the safety issues extended beyond that single location.

## A Thorough, Iterative Process Involving Residents

We want to highlight the depth of public participation that shaped this proposal:

- The committee conducted multiple working sessions, including a full on-site walk of the intersection and a drive of the entire nearly 5-mile stretch to inventory existing conditions.
- Members also completed a detailed, "virtual walk" to generate safety recommendations point-by-point along the corridor.
- From that work, we developed an initial set of priority improvements and assembled a draft vision map.

But the most important step was the community feedback event held on September 17 at the South Casco Fire Station—a location chosen deliberately because residents in this area are the daily users of Quaker Ridge Road.

To ensure strong turnout, committee members went door-to-door inviting neighbors. The response was exceptional. Attendees reviewed our full proposal, provided comments using the now-familiar red and green dot system, and added dozens of thoughtful notes.

The result? Overwhelmingly positive support.

LELT attended and expressed full support for all recommendations near their lands, and they have offered to be active partners as the project moves forward.

This proposal is truly a product of local collaboration.

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## What We Are Proposing

Our vision is simple, cost-effective, and immediately achievable:

### 1. Moderate Speed Reductions:

- Reduce 35 mph zones to 25 mph.
- Reduce 45 mph zones to 35 mph.

These changes align the road's posted limits with the character of the corridor and significantly improve safety for all users. We understand this involves DOT permission and collaboration and are ready for that! We will work with the Road Commissioner to make the connections, have the discussions, and help move this forward.

### 2. Strategic Signage Improvements:

- "Give 3 Feet" reminders for safe passing.
- "Scenic Area Ahead" notices near viewing points.
- "Trail Crossing" alerts near recreational access points.

These signs are inexpensive but proven to increase driver awareness. (Refer to sign index)

### 3. Intersection Safety Enhancements:

- Add stop signs on Quaker Ridge Road at the Brown/Libby/New intersection—creating a safer environment for crossing, turning, and non-motorized users.

We understand the need for public notification and transparency, specifically regarding this change and will work with the Road Commissioner and other town officials to ensure proper notice!

### 4. Paint and Pavement Markings:

- A targeted approach using fresh paint and clearer delineation to guide drivers and protect pedestrians/cyclists.(refer to index of road paintings)

This is a "small-tools" project—signs, paint, and relatively simple installation. No major contracts. No heavy equipment. No lengthy procurement. And yet the community benefit would be substantial.

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## Why This Matters Now

Casco has many road needs—structural, long-term, and costly. But that's exactly why this project stands out:

- It is fast to implement.
- It is affordable.
- And it responds directly to what residents have asked for.

Improving Quaker Ridge Road is a chance to deliver visible, meaningful progress for the community while larger-scale road projects continue through their necessary planning cycles.

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## Again, What We Are Asking Of You

We respectfully request that the Select Board:

1. Review and approve the proposal as submitted
  2. Commit to a Spring/Summer 2026 rollout of the changes
  3. Allow the Safe Streets Committee to work with the Road Commissioner, Public Works, and other town staff to determine the next steps in the process i.e. developing a proposed budget, working with DOT to start their review process for speed limit reduction, starting the public notification process
  4. Continue to stay engaged in the process and support our work to reimagine Quaker Ridge Road
- 

## Closing

The roads we share are part of our way of life. Quaker Ridge Road, with its views, its history, and its daily use, deserves to be safe for everyone.

This proposal is a chance to act quickly, affordably, and in partnership with the people who know this road best—your residents.

## Index of suggested signs and paint

### Summary of signs

List inventory of type and qty of the different signs along the route.

### Signs

- 2 Stop signs
  - Placed on Quaker ridge at the intersection of Libby - Brown
- 4 - 3 Feet, It's the law
  - northbound near the 302 entrance
  - Southbound after RT 11 intersection
  - After Libby - Brown intersection, northbound and southbound
- 2 trail crossing signs
  - Placed northbound and southbound 100 ft before Rolf hill parking lot
- 2 Scenic view ahead
  - Placed 50ft before hackers hill entrance Northbound
  - Placed half way up the incline southbound
- 6 35mph speed limit signs
  - Replacing 45mph signs
- 4 25mph speed limit
  - Replacing 35mph signs
- New traffic pattern ahead signs (or 4-way stop ahead)
  - Placed at the approach of the Brown Ave/Libby Road intersection

### Paint

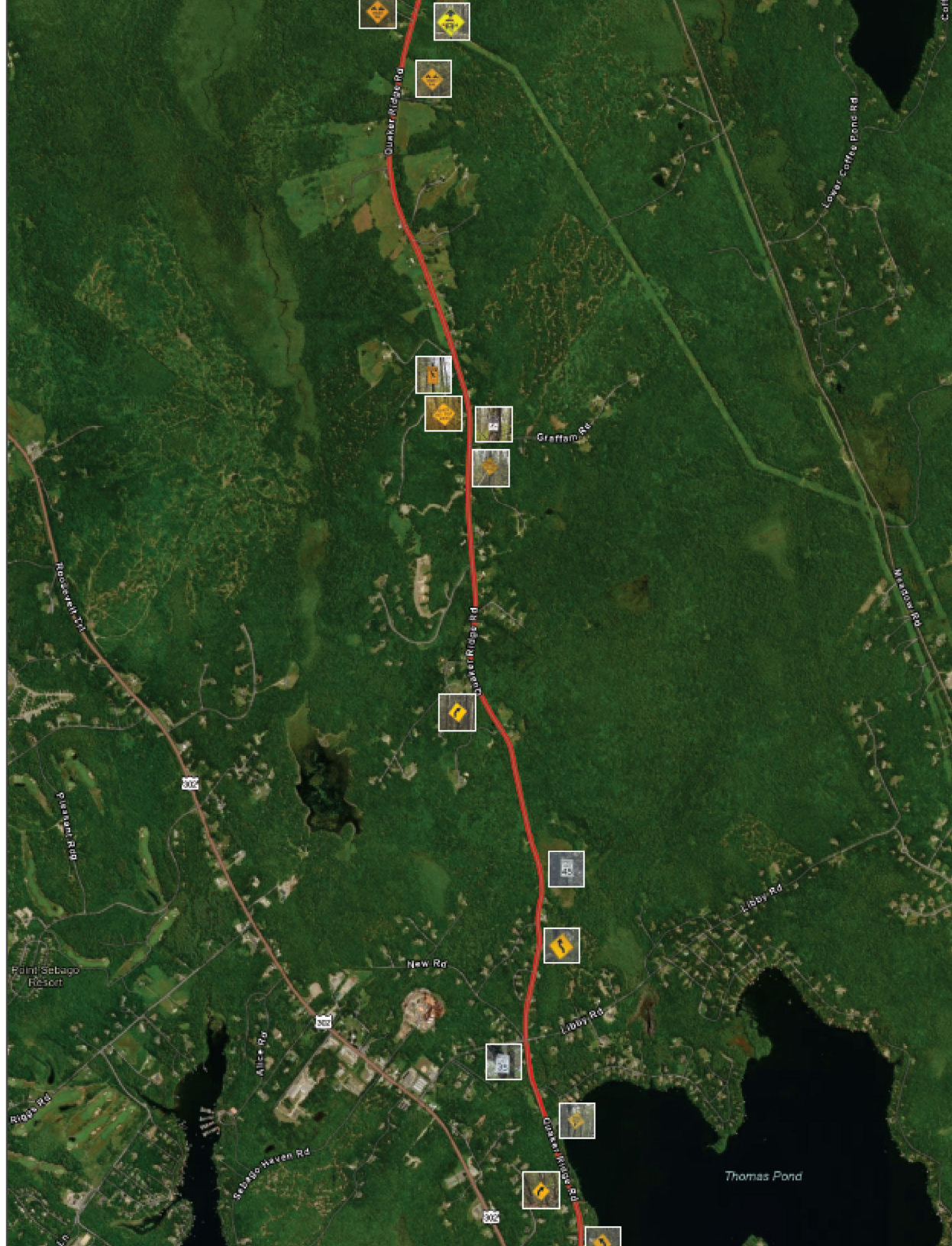
List locations where we want things painted (stop bars, cross walk/trail crossing) etc.

#### 11 total stop bars:

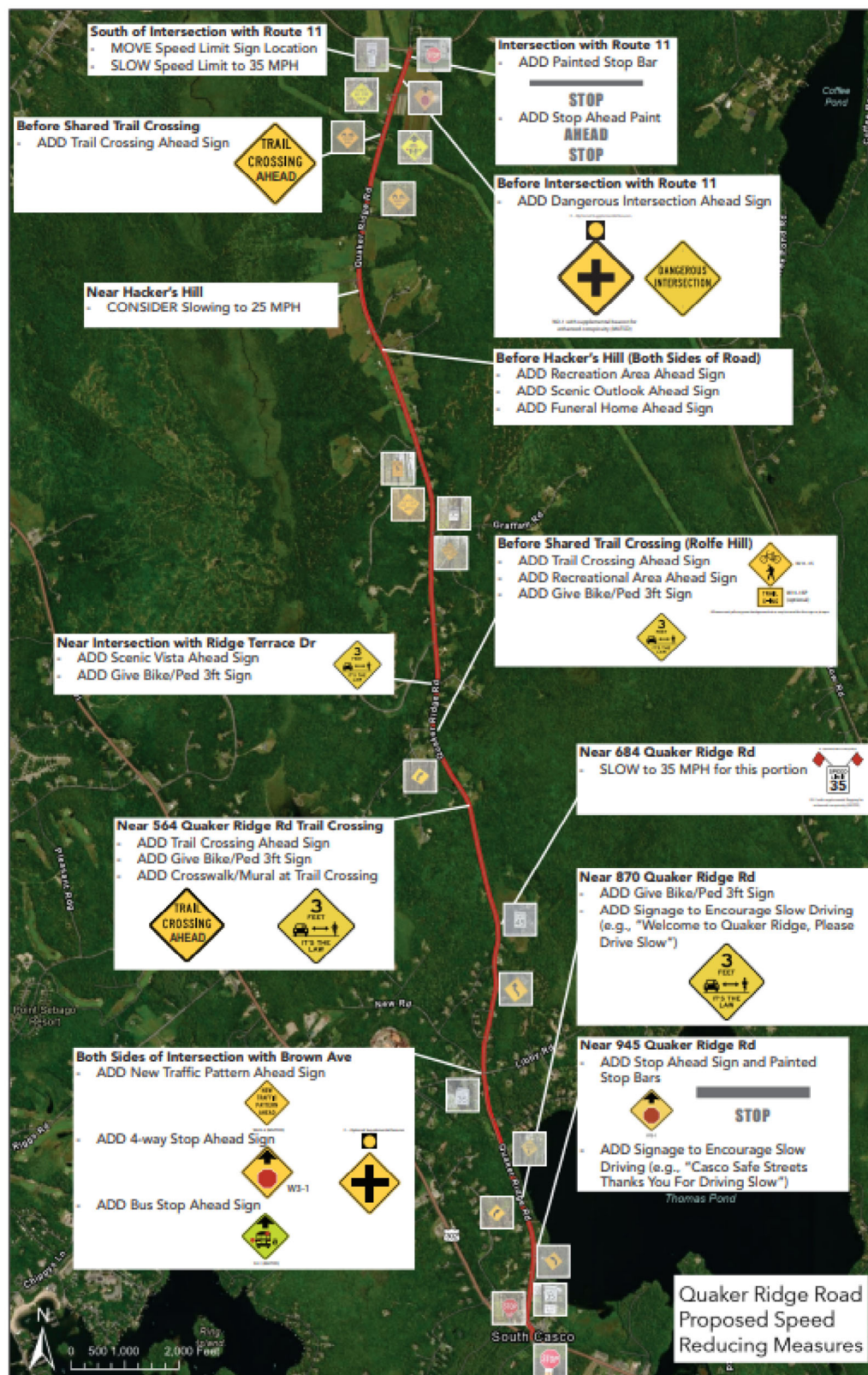
- (1) Stop sign at Quaker Ridge - 302 intersection
- (4) At each stop sign at the 4 way of Quaker Ridge - South Casco Village
- (5) At each stop sign at Brown Ave - New Rd - Libby Rd - Quaker Ridge
- (1) Stop sign at Quaker Ridge - RT 11

#### 2 total crosswalks:

- (1) Connecting Brown Ave and Libby RD
- (1) In front on Rolfe Hill property connecting parking lot to trail across Quaker Ridge









GORRILL  
PALMER  
An LJB Engineering Company



# Pavement Management and Future Planning

December 16, 2025



# Welcome and Introductions

Will Haskell, PE – Municipal Operations Lead New England  
Ryan Barnes, PE – Senior Project Manager



# Introductions

- Ryan Barnes, PE CPESC
  - Senior Project Manager
  - Former Town Engineer
  - Secretary MCAPWA (President Elect)
  - Firsthand experience in planning, budgeting, and implementing municipal capital plans





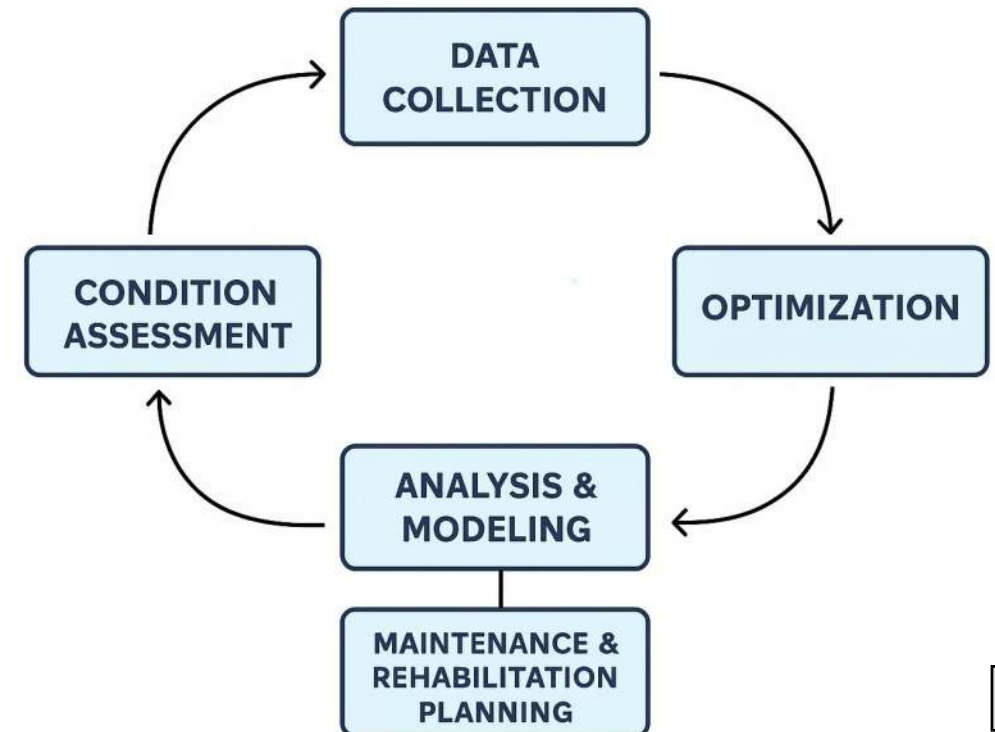
# Outline

- What is pavement management
- Why it matters
- Town paving history
- Future Planning
- Questions



# What is Pavement Management?

- The systematic process of developing, operating, maintaining, and upgrading of assets in a cost-effective way.
  - Data Collection
  - Condition Assessment
  - Analysis & Modeling
  - Maintenance and Rehabilitation Planning





# Why it matters?

- Extends pavement Life
- Reduces long-term costs
- Improves safety and ride quality
- Supports sustainable infrastructure management
- *In most communities' pavement is your most valuable asset*
- *Keep the good roads good!*

# Why it matters?



Figure 1  
\*Graph from TRNews 228

*Keep the Good Roads Good*

# Why it matters?

## PCI Gradation

PCI	Maintenance Strategy
100	Good - Future Overlay
85	Satisfactory - Future Overlay
70	Fair - Light Overlay/Shim (1.0")
55	Poor - Heavy Overlay/Shim(2.25")
40	Very Poor – Reclaim/Reconstruct
25	Serious - Reconstruct
10	Failed - Reconstruct
0	

Paving Preservation

Paving Reconstruction

Keep the Good Roads Good

Figure 3

# Town Paving History (Data Collection)

- Road Surface Management System (RSMS) - MaineDOT
- PAVER (US Army Corp of Engineers)
- AI (Proprietary Vendors)
- 2020 RSMS Completed in by Gorrill Palmer
- 2024 AI Collection by Citylogix



# Why it matters?

PCI	Maintenance Strategy
100	Good - Future Overlay
85	Satisfactory - Future Overlay
70	Fair - Light Overlay/Shim (1.0")
55	Poor - Heavy Overlay/Shim(2.25")
40	Very Poor – Reclaim/Reconstruct
25	Serious - Reconstruct
10	Failed - Reconstruct
0	

Figure 3

Failed Roads - \$800K-1.5M+/Mile  
 3.76 Miles (\$3,228,000)

*Keep the Good Roads Good*

# Why it matters?

PCI	Maintenance Strategy
100	Good - Future Overlay
85	Satisfactory - Future Overlay
70	Fair - Light Overlay/Shim (1.0")
55	Poor - Heavy Overlay/Shim(2.25")
40	Very Poor – Reclaim/Reconstruct
25	Serious - Reconstruct
10	Failed - Reconstruct
0	

Figure 3

Good Roads - \$10-200K/Mile  
 3.35 Miles (\$1,339,000)

Keep the Good Roads Good

# Why it matters?

PCI	Maintenance Strategy
100	Good - Future Overlay
85	Satisfactory - Future Overlay
70	Fair - Light Overlay/Shim (1.0")
55	Poor - Heavy Overlay/Shim(2.25")
40	Very Poor – Reclaim/Reconstruct
25	Serious - Reconstruct
10	Failed - Reconstruct
0	

Figure 3

Good Roads - \$10-200K/Mile  
 20.35 Miles (\$3,225,000)

Keep the Good Roads Good



# Future Planning (Preservation)

- Develop a data driven five-year plan

Condition	Miles	% of Network	Treatment	Cost per Mile	Backlog Cost*
Failed	0.00	0.0%	Reconstruction	\$ 1,500,000	\$0
Serious	0.18	0.6%	Reconstruction	\$ 1,500,000	\$267,000
Very Poor	3.58	13.0%	Reclaim & pave or Strip & pave	\$ 800,000	\$2,867,000
	3.76	13.7%	Pavement Reconstruction Subtotal		\$3,134,000
Poor	3.35	12.2%	Overlay (2.5")	\$ 400,000	\$1,339,000
Fair	2.89	10.5%	Overlay (2")	\$ 325,000	\$941,000
Satisfactory	9.81	35.7%	Overlay (1.25")	\$ 225,000	\$2,207,000
Good	7.65	27.9%	Preventive maintenance	\$ 10,000	\$77,000
	23.70	86.3%	Pavement Preservation Subtotal		\$4,564,000
Network Total	27.46	100.0%	Network Total		\$7,698,000

- Follow the Plan
- Update the Plan

*Keep the Good Roads Good*



# Future Planning (Reconstruction)

- Identify opportunities for short term repairs
- Prioritize roadways
- Consider bonding for reconstruction projects

# Future Planning (Safe Streets Policy)

- How do we incorporate the Safe Streets Policy into the Program?
  - Signage
  - Striping
  - Widening
  - Sidewalks



# Future Planning (Safe Streets Policy)

- How does it impact cost?
- Example – Quaker Ridge Road
  - Preservation = \$2,500,000
  - Widening = \$5,200,000

# Future Planning (Route 121)





# Future Planning (Pine Hill @ Route 85)





# Questions



## 2025 AMENDMENTS TO THE ZONING ORDINANCE OF THE TOWN OF CASCO REGARDING LD 2003

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The Zoning Ordinance of the Town of Casco shall be amended as follows (additions are underlined and deletions are ~~struck out~~):

### ARTICLE 2: DEFINITIONS

#### § 215-2.1 Word usage and definitions.

#### **ACCESSORY RESIDENTIAL APARTMENTS DWELLING UNIT**

~~Accessory residential apartments, attached or detached, shall be allowed in a residential zone provided that the existing structure and accessory apartment shall not cover the lot by more than 30%, including the area of the septic system. If the number of bedrooms or potential bedrooms exceeds by more than one the number of bedrooms that the existing septic system is designed for, a replacement or expanded system shall be installed before occupancy. If the total number of potential bedrooms or potential bedrooms increases by one, a replacement or expanded septic system shall be designed and recorded in the Registry of Deeds. The accessory apartment shall not comprise more than 720 square feet of interior floor area excluding stairways. Not more than one accessory residential apartment shall be permitted per lot.~~

A self-contained dwelling unit of at least 190 square feet of total floor area, located within, attached to, or detached from a single-family dwelling unit located on the same parcel of land.

#### **AFFORDABLE HOUSING DEVELOPMENT**

“Affordable housing development” means:

1. For rental housing, a development in which a household whose income does not exceed 80% of the median income for the area as defined by the United States Department of Housing and Urban Development under the United States Housing Act of 1937, Public Law 75-412, 50 Stat. 888, Section 8, as amended, can afford a majority of the units that the developer designates as affordable without spending more than 30% of the household's monthly income on housing costs; and
2. For owned housing, a development in which a household whose income does not exceed 120% of the median income for the area as defined by

the United States Department of Housing and Urban Development under the *United States Housing Act of 1937*, Public Law 75-412, 50 Stat. 888, Section 8, as amended, can afford a majority of the units that the developer designates as affordable without spending more than 30% of the household's monthly income on housing costs.

3. For purposes of this definition, “majority” means more than half of proposed and existing units designated as affordable housing on the same lot.
4. For purposes of this definition, “housing costs” include, but are not limited to:
  - a) For a rental unit, the cost of rent and any utilities (electric, heat, water, sewer, and/or trash) that the household pays separately from the rent; and
  - b) For an ownership unit, the cost of mortgage principal and interest, real estate taxes (including assessments), private mortgage insurance, homeowner’s insurance, condominium fees, and homeowners’ association fees.

## ARTICLE 4: ZONING DISTRICTS

### § 215-4.4

#### **B. Housing Programs.**

- (1) A density bonus is available for Affordable Housing Developments as permitted by § 215-5.35 Affordable Housing Development Density Bonus.
- (2) Additional dwelling units may be permitted on a lot if in accordance with § 215-5.36 Dwelling Unit Allowances.

### § 215-4.5 Village District (V)

- E. ~~Density bonus for a Affordable housing.~~ Single-family subdivisions comprised of 25% or more of affordable housing units as defined shall have minimum lot sizes of 50,000 feet. Multiplex and planned residential developments that include 25% or more affordable housing units as defined shall have a minimum of 50,000 square feet of net residential area per dwelling unit.

### § 215-4.6 Residential District (R)

**B. Permitted Uses.**

(2) The following uses require site plan review.

~~(a) Dwelling, multiplex.~~

**§ 215-4.7 Commercial District (C)****C. Permitted Uses.**

(2) The following uses require site plan review:

~~(1) Dwelling, multiplex.~~

**D. Space standards.**

~~(6) Minimum land area per dwelling unit for subdivisions: 60,000 square feet of net residential area.~~

**ARTICLE 5: PERFORMANCE STANDARDS****§ 215-5.22 Off-street parking.**

H. Parking requirements shall be calculated utilizing one of the following formulas:

Use	Parking Spaces Required (Minimum)
<u>Residential, Base</u>	2 per dwelling unit
<u>Residential, Affordable</u>	2 for every 3 dwelling units
<u>Accessory Dwelling Unit</u>	No additional parking required

**§ 215-5.XX Accessory dwelling units (ADUs).**

A. ADUs are permitted as of right in all zoning districts where residential uses are permitted.

B. The Code Enforcement Officer is authorized to issue a building permit for the construction of an ADU provided all standards of this section and ordinance are met.

- C. The approval of an ADU is conditional on the applicant obtaining all required building, plumbing, electrical and any other necessary municipal permits.
- D. ADUs shall be at least the minimum size adopted by the Technical Building Code and Standards Board pursuant to 10 M.R.S. §9722 and shall not exceed 750 square feet. If an ADU occupies a portion of an existing Structure either on a single floor or on multiple floors, or an existing detached Structure will be converted to an ADU, the Planning Board may allow for an increase in the allowed size of the ADU up to 1,215 square feet in order to efficiently use all of the floor area, so long as all other standards of this section are met.
- B. ADUs are subject to the same setback requirements as the principal dwelling.
- C. An ADU must comply with all shoreland zoning requirements imposed by this Code and by the Maine Department of Environmental Protection.
- E. Prior to the issuance of a building permit for the construction of an accessory dwelling unit, the applicant must submit written verification that the accessory dwelling unit is connected to adequate water and wastewater facilities. Proof of adequacy must be consistent with the requirements of 30-A M.R.S. § 4364-B(7), as may be amended.
- F. One accessory dwelling is allowed per lot; provided, however,
  - (1) that no accessory dwelling unit is permitted on a lot where an additional principal dwelling unit has been constructed due to an increase in density permitted under 30-A M.R.S. § 4364-A, as may be amended;
  - (2) An ADU is not permitted on a lot that is subject to an ~~existing~~ **previously approved** Contract Zone Agreement that modifies the permitted density of residential development by allowing said density to be greater than otherwise permitted unless said Contract Zone Agreement is first amended to permit the addition of an ADU.

§ 215-5.35 Affordable Housing Development Density Bonus

- A. The purpose of this section is to define the performance standards with which an affordable housing development must comply to be eligible for the incentives outlined in P.L. 2021, Chapter 672 and its implementing rules.
- B. Affordability Standards.
  - (1) Where 51% or more of the total proposed and existing dwelling units on the same lot or within a common scheme of development are designated as affordable rental units or affordable homeownership units.

- (2) Prior to issuing a Certificate of Occupancy for an affordable housing development, the owner of the affordable housing development must execute a restrictive covenant that is enforceable by a party acceptable to the Town and record the restrictive covenant in the Cumberland County Registry of Deeds to ensure affordability for at least 30 years after completion of construction.
- (3) The restrictive covenant shall require that occupancy of all the affordable rental units in the development will remain limited to households at or below 80% of the local area median income at the time of initial occupancy through the term of the restrictive covenant.
- (4) The restrictive covenant shall require that occupancy of all the affordable homeownership units in the development will remain limited to households at or below 120% of the local area median income at the time of initial occupancy through the term of the restrictive covenant.
- (5) The restrictive covenant shall outline sales prices, resale prices, initial rents and rent increases, and income verification processes, for affordable units to ensure affordability for the entire affordability term to the extent legally possible. The deed restriction shall also outline marketing and tenant selection for the affordable units consistent with state and federal fair housing laws. The deed restriction shall also identify a monitoring agent for the affordable units.
- (6) Affordable homeownership units, if converted to affordable rental units, or vice versa, shall become subject to the income limits and other requirements of such units.

#### C. Location Standards.

- (1) The affordable housing development is located in a designated growth area of the Town of Casco, identified in its adopted Comprehensive Plan, and,
- (2) The affordable housing development is located in an area in which multifamily or multiplex dwellings are permitted by this ordinance.

#### D. Water and Wastewater Standards.

Prior to the issuance of a Certificate of Occupancy, written verification that each unit of the affordable housing development is connected to adequate water and wastewater services shall include the following:

- (1) If a unit is connected to a public, special district, or other comparable sewer system, proof of adequate service to support any additional flow created by the unit and proof of payment for the connection to the sewer system.
- (2) If a unit is connected to a septic system, proof of adequate sewage disposal for subsurface wastewater. The septic system must be verified as adequate by a local plumbing inspector pursuant to 30-A



M.R.S. §4221. Plans for a subsurface wastewater disposal must be prepared by a licensed site evaluator in accordance with 10-144 C.M.R. Ch. 241, Subsurface Wastewater Disposal Rules.

- (3) If a unit is connected to a public, special district, or other centrally managed water system, proof of adequate service to support any additional flow created by the unit, proof of payment for the connection and the volume and supply of water required for the unit.
- (4) If a unit is connected to a well, proof of access to potable water, including the standards outlined in 01-672 C.M.R. Ch. 10 section 10.25(J), Land Use Districts and Standards. Any test of an existing well or proposed well must indicate that the water supply is potable and acceptable for domestic use.

E. Incentives.

If the requirements of this section are met, the following incentives are allowed for the affordable housing development:

- (1) A dwelling unit density bonus of 2.5 times the base density that is otherwise allowed in that location. Where the density bonus results in a fraction, the number of units is rounded up to the nearest whole number. In areas where there are no base density requirements, there is no density bonus.
  - (a) The 2.5 times density bonus is applied to the total dwelling units derived from calculating the Net Residential Acreage of the development site.
  - (b) No more than two off-street parking spaces are required for every three dwelling units in the affordable housing development. Where the maximum off-street parking spaces results in a fraction, the total number of parking spaces may be rounded up or down to the nearest whole number.
  - (c) The Town shall perform its review of Affordable Housing Developments in as expedited a manner as is practical, without impairing the scope of thoroughness of its review. The review shall consist of a mandatory pre-application meeting with Town of Casco staff.

F. Nothing in this section exempts an affordable housing development to comply with all other standards of Chapter 215.

§ 215-5.36 Dwelling Unit Allowances

A. Lots in a Designated Growth Area. Additional dwelling units may be allowed on lots where residential uses are permitted beginning on July 1, 2024, subject to the following standards:

- (1) If a lot does not contain an existing dwelling unit, up to four dwelling units per lot are allowed if:
  - (a) The lot is located in an area in which housing is permitted and is located in the designated growth area of the most recently adopted Town of Casco Comprehensive Plan, and,
  - (b) Each allowed dwelling unit must have at least the minimum lot area per dwelling unit for the zoning district in which the lot is located.
  - (c) If the lot contains an ADU, the ADU counts towards the total unit count permitted.
  - (d) ADUs are exempt from providing additional lot area.
- (2) If a lot contains one existing dwelling unit, up to two additional dwelling units per lot are allowed if:
  - (a) The lot is located in an area in which housing is permitted and is located in the designated growth area of the most recently adopted Town of Casco Comprehensive Plan, and,
  - (b) Each allowed dwelling unit must have at least the minimum lot area per dwelling unit for the zoning district in which the lot is located.
  - (c) If the lot contains an ADU, the ADU counts towards the total unit count permitted.
  - (d) ADUs are exempt from providing additional lot area.
- (3) If a lot contains two existing dwelling units, one additional dwelling unit or one Accessory Dwelling Unit is allowed if:
  - (a) The lot is located in an area in which housing is permitted and is located in the designated growth area of the most recently adopted Town of Casco Comprehensive Plan, and,
  - (b) The additional dwelling unit must have at least the minimum lot area per dwelling unit for the zoning district in which the lot is located.

- (c) ADUs are exempt from providing additional lot area.
- B. Lots not in a Designated Growth Area. Additional dwelling units may be allowed on lots where residential uses are permitted beginning on July 1, 2024, subject to the following standards:
- (1) If a lot does not contain an existing dwelling unit, up to two dwelling units per lot is allowed subject to the following:
- \_\_\_\_\_ (a) Each allowed dwelling unit must have at least the minimum lot area per dwelling unit for the zoning district in which the lot is located
- \_\_\_\_\_ (b) If the lot contains an ADU, the ADU counts towards the total unit count permitted.
- \_\_\_\_\_ (d) ADUs are exempt from providing additional lot area.
- (2) If a lot contains one existing dwelling unit, an additional dwelling unit or an ADU is allowed, subject to the following:
- \_\_\_\_\_ (a) The lot is located in an area in which housing is permitted, and
- \_\_\_\_\_ (b) Each allowed dwelling unit must have at least the minimum lot area per dwelling unit for the zoning district in which the lot is located, except that ADUs are exempt from providing additional lot area.
- C. Nothing in this section exempts a development from complying with all other standards of Chapter 215.

## ARTICLE 9: SHORELAND ZONING

### § 215-9.14 Minimum lot standards.

- A. Area requirements within the shoreland zone.

	Minimum Lot Area (square feet)	Minimum Shore Frontage (feet)
Residential, per dwelling unit (excluding accessory dwelling units)	80,000	200

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