



Town of Casco

Planning Board Meeting Agenda

July 28, 2025 at 6:30 PM

Casco Community Center

First Order of Business

1. Call Meeting to Order
2. Determine a Quorum
3. Vote on Chair and Vice Chair for the new term July 1, 2025, to June 30, 2026
4. Review and Approval of the Meeting Agenda
5. Approve Meeting Minutes of December 16, 2024, and June 23, 2025
6. Public Participation for Non-Agenda Items

Old Business

7. **Public Hearing** on DM Roma – Final Major Subdivision Pre-Application Conference, Meadow Road Subdivision – 7 Lots, RN Willey & Sons Excavating, Inc. – Applicant.

New Business

8. **Public Hearing** on the Planning Board recommendations to implement LD2003 as an amendment to the Town of Casco Zoning Ordinance and to submit to the Selectboard for the next Special Town Meeting held in the Town of Casco.

Adjournment

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

Future meeting dates (subject to change)

August 25, 2025 at 6:30 PM Planning Board Meeting



June 27, 2025

John Wieseemann, Code Enforcement Officer
Town of Casco
635 Meadow Road
Casco, Maine 04105

**Re: Major Subdivision Final Plan Application
Meadow Road Subdivision – 7 lots
RN Willey & Sons Excavating, Inc. - Applicant**

Dear John:

On behalf of our client RN Willey & Sons Excavating, Inc., please find the enclosed Final Subdivision Plan Application and supporting information related to a proposed seven-lot subdivision on a 17-acre property located on Meadow Road. The property is depicted as "Lot 3" on a previous subdivision approved by the Casco Planning Board in 2007 and recorded in CCRD Plan Book 207, Page 410. The property is located in the Commercial Zoning District and the lots are intended for residential use.

The Planning Board granted Preliminary Approval, with conditions, at the Board's meeting held on June 23. To satisfy the Board's stated conditions, we have made the following plan revisions and provided the following information with this application.

- The Subdivision Plan has been revised to make minor adjustments to the side lot lines to provide 80,000 sf of net area on each lot that excludes the land deducted for determining net residential density. A table has been added to the Plan showing the amount of net area on each proposed lot.
- Driveway Entrance Permits have been issued by the Maine Department of Transportation for each of the 7 proposed driveways, and copies of the permit approval letters are attached.
- General Note #11 was added to the Subdivision Plan which requires a metes and bounds description of the stormwater buffer on each lot to be identified on any deed transferring ownership of a lot, and a requirement that the stormwater buffer remain in a natural forested state.
- General Note #12 was added to the Subdivision Plan, along with a driveway slope detail, referencing the driveway entrance permits and specifying slope requirements for the driveways.

If you have any questions or require any further information, please don't hesitate to contact us.

Sincerely,
DM Roma Consulting Engineers

Dustin Roma

Dustin Roma, P.E.
President

Cc: RN Willey & Sons Excavation, Inc. – Applicant

**TOWN OF CASCO PLANNING BOARD
APPLICATION FORM**

APPLICANT:Name RN Willey & Sons Excavating, Inc.Address PO Box 28
South Casco, ME 04077Email rnwilleyexcavating@yahoo.comTelephone Number - Home _____
PLEASE PROVIDE AT Office (207) 655 - 7345
LEAST TWO NUMBERS Cell _____Interest in Property Applicant is Owner of Property
(attach documentation) _____Interest in abutting property, if any None**OWNER:**Name Same as Applicant

Address _____

**PLEASE CHECK THE ADDRESS TO WHICH THE TOWN SHOULD DIRECT ALL
CORRESPONDENCE.****TYPE OF PROSPECTIVE ACTIVITY:**

_____ Minor Subdivision Plan Review
 _____ Major Subdivision Preliminary Plan Review
 X Major Subdivision Final Plan Review
 _____ Site Plan Review - List Type _____
 _____ Other (specify) _____

PROJECT X Single Family Multiplex X Other - Commercial Zoning**LOCATION**Street Address Meadow Road
Registry of Deeds Book 41383 Page 206
Assessor's Office Map 10 Lot 2-3**OTHER PROJECT INFORMATION**Size of Parcel (acres) 17 acres

Is Zoning Board of Appeals Approval required? x No Yes

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

If yes, list and give reasons why:

FEES:

The current schedule of Town fees is attached or available online.

Please note: If the Board requests consultation with the Town's lawyer, fees will be passed off to the applicant.

MAPS:

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

DEP NOTIFICATION:

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

OTHER:

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

ABUTTOR NOTIFICATION:

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

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

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

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

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

6-27-2025

DATE

Dustin Roma

SIGNATURE OF APPLICANT/OWNER OR
REPRESENTATIVE



Maine Department of Transportation

Item 7.#

Janet T. Mills
Governor

Driveway/Entrance Permit

Bruce A. Van Note
Commissioner

Permit Number: 40928 - Entrance ID: 1

LOCATION

OWNER
Name: **RN Willey & Sons Excavating INC**
Address: **PO Box 28**
South Casco, ME 04077
Telephone: **(207)831-6253**

Route: **0121X, Meadow Road**
Municipality: **Casco**
County: **Cumberland**
Tax Map: **10 Lot Number: 2-3 (lot 1)**
Culvert Size: **15 inches**
Culvert Type: **plastic**
Culvert Length: **30 feet**
Date of Permit: **June 23, 2025**
Approved Entrance Width: **14 feet**

Date Printed: **June 23, 2025**

In accordance with rules promulgated under 23 M.R.S.A., Chapter 13, Subchapter I, Section 704, the Maine Department of Transportation (MaineDOT) approves a permit and grants permission to perform the necessary grading to construct, in accordance with sketch or attached plan, a **Driveway to Single Family Dwelling** at a point **2218 feet South** from **Townline Otisfield/Casco**, subject to the Chapter 299 Highway Driveway and Entrance Rules, standard conditions and special conditions (if any) listed below.

Conditions of Approval:

This Permittee acknowledges and agrees to comply with the Standard Conditions and Approval attached hereto and to any Specific Conditions of Approval shown here.

(G = GPS Location; W = Waiver; S = Special Condition)

G - THE ENTRANCE SHALL BE LOCATED AT GPS COORDINATES: 44.015620N, -70.526323W.

S - In the town of Casco on the westerly side of Route 121, the centerline being approximately 2218 feet southerly of the Townline Otisfield/Casco and approximately 81 feet southerly of utility pole 22.

S - The culvert shall be HDPE smoothbore plastic pipe. The property owner must contact MaineDOT at (207) 998-4281 prior to culvert and entrance installation to review procedures and arrange an inspection.

S - The property owner will keep the trees, brush, limbs and vegetation trimmed looking in both directions from driveway/entrance so as to maintain proper sight distances.

Approved by: _____

Date: _____

6-23-2025



Maine Department of Transportation

Item 7.#

Janet T. Mills
Governor

Driveway/Entrance Permit

Bruce A. Van Note
Commissioner

Permit Number: 40929 - Entrance ID: 1

LOCATION

OWNER
Name: **RN Willey & Sons Excavating INC**
Address: **PO Box 28**
South Casco, ME 04077
Telephone: **(207)831-6253**

Route: **0121X, Meadow Road**
Municipality: **Casco**
County: **Cumberland**
Tax Map: **10 Lot Number: 2-3 (Lot 2)**
Culvert Size: **inches**
Culvert Type: **N/R**
Culvert Length: **feet**
Date of Permit: **June 23, 2025**
Approved Entrance Width: **14 feet**

Date Printed: **June 23, 2025**

In accordance with rules promulgated under 23 M.R.S.A., Chapter 13, Subchapter I, Section 704, the Maine Department of Transportation (MaineDOT) approves a permit and grants permission to perform the necessary grading to construct, in accordance with sketch or attached plan, a **Driveway** to **Single Family Dwelling** at a point **1937 feet South** from **Townline Otisfield/Casco**, subject to the Chapter 299 Highway Driveway and Entrance Rules, standard conditions and special conditions (if any) listed below.

Conditions of Approval:

This Permittee acknowledges and agrees to comply with the Standard Conditions and Approval attached hereto and to any Specific Conditions of Approval shown here.

(G = GPS Location; W = Waiver; S = Special Condition)

G - THE ENTRANCE SHALL BE LOCATED AT GPS COORDINATES: 44.016272N, -70.526665W.

S - In the town of Casco on the westerly side of Route 121, the centerline being approximately 1937 feet southerly of the centerline of the Otisfield/Casco Townline and approximately 171 feet northerly of utility pole 22.

S - To achieve the required sight distance the driveway must maintain the same existing elevation/grade and must be elevated in the platform area for proper sight distances, see attached details.

S - The Property Owner shall employ one of the two following right-of-way (ROW) drainage improvements: 1) The existing drainage swale in the highway ROW shall be excavated, thereby creating a ditch of sufficient depth and length to allow water to flow into and out of a HDPE smoothbore plastic pipe under the driveway; or 2) A paved apron with a well defined swale shall be installed so that drainage in the ROW swale passes over the apron.

S - The property owner will keep the trees, brush, limbs and vegetation trimmed looking in both directions from driveway/entrance so as to maintain proper sight distances.

Approved by:  Date: 6-23-2025



Maine Department of Transportation

Item 7.#

Janet T. Mills
Governor

Driveway/Entrance Permit

Bruce A. Van Note
Commissioner

Permit Number: 40930 - Entrance ID: 1

LOCATION

OWNER
Name: **RN Willey & Sons Excavating INC**
Address: **PO Box 28**
South Casco, ME 04077
Telephone: **(207)831-6253**

Route: **0121X, (No road name)**
Municipality: **Casco**
County: **Cumberland**
Tax Map: **10 Lot Number: 2-3 (lot 3)**
Culvert Size: **inches**
Culvert Type: **N/R**
Culvert Length: **feet**
Date of Permit: **June 23, 2025**
Approved Entrance Width: **14 feet**

Date Printed: **June 23, 2025**

In accordance with rules promulgated under 23 M.R.S.A., Chapter 13, Subchapter I, Section 704, the Maine Department of Transportation (MaineDOT) approves a permit and grants permission to perform the necessary grading to construct, in accordance with sketch or attached plan, **a Driveway to Single Family Dwelling** at a point **1602 feet South** from **Townline Otisfield/Casco**, subject to the Chapter 299 Highway Driveway and Entrance Rules, standard conditions and special conditions (if any) listed below.

Conditions of Approval:

This Permittee acknowledges and agrees to comply with the Standard Conditions and Approval attached hereto and to any Specific Conditions of Approval shown here.

(G = GPS Location; W = Waiver; S = Special Condition)

G - THE ENTRANCE SHALL BE LOCATED AT GPS COORDINATES: 44.017017N, -70.527246W.

S - In the town of Casco on the westerly side of Route 121, the centerline being approximately 1602 feet southerly of the centerline the Otisfield/Casco Townline and approximately 94 feet southerly of utility pole 24.

S - The property owner will keep the trees, brush, limbs and vegetation trimmed looking in both directions from driveway/entrance so as to maintain proper sight distances.

Approved by:  Date: 6-23-2025



Maine Department of Transportation

Item 7.#

Janet T. Mills
Governor

Driveway/Entrance Permit

Bruce A. Van Note
Commissioner

Permit Number: 40931 - Entrance ID: 1

LOCATION

OWNER
Name: RN Willey & Sons Excavating INC
Address: PO Box 28
South Casco, ME 04077
Telephone: (207)831-6253

Route: 0121X, Meadow Road
Municipality: Casco
County: Cumberland
Tax Map: 10 Lot Number: 2-3 (lot 4)
Culvert Size: inches
Culvert Type: N/R
Culvert Length: feet
Date of Permit: June 23, 2025
Approved Entrance Width: 14 feet

Date Printed: June 23, 2025

In accordance with rules promulgated under 23 M.R.S.A., Chapter 13, Subchapter I, Section 704, the Maine Department of Transportation (MaineDOT) approves a permit and grants permission to perform the necessary grading to construct, in accordance with sketch or attached plan, a **Driveway** to **Single Family Dwelling** at a point **1503 feet South** from **Townline Otisfield/Casco**, subject to the Chapter 299 Highway Driveway and Entrance Rules, standard conditions and special conditions (if any) listed below.

Conditions of Approval:

This Permittee acknowledges and agrees to comply with the Standard Conditions and Approval attached hereto and to any Specific Conditions of Approval shown here.

(G = GPS Location; W = Waiver; S = Special Condition)

G - THE ENTRANCE SHALL BE LOCATED AT GPS COORDINATES: 44.017287N, -70.527327W.

S - In the town of Casco on the westerly side of Route 121, the centerline being approximately 1503 feet southerly of the centerline of the Otisfield/Casco Townline and approximately 20 feet northerly of utility pole 24.

S - The driveway shall have a slope no steeper than the highway shoulder for a length of 25 feet.

S - The property owner will keep the trees, brush, limbs and vegetation trimmed looking in both directions from driveway/entrance so as to maintain proper sight distances.

Approved by: _____

Date: _____

6-23-2025



Maine Department of Transportation

Item 7.#

Janet T. Mills
Governor

Driveway/Entrance Permit

Bruce A. Van Note
Commissioner

Permit Number: 40932 - Entrance ID: 1

LOCATION

OWNER
Name: RN Willey & Sons Excavating INC
Address: PO Box 28
South Casco, ME 04077
Telephone: (207)831-6253

Route: 0121X, Meadow Road
Municipality: Casco
County: Cumberland
Tax Map: 10 Lot Number: 2-3 (Lot 5)
Culvert Size: inches
Culvert Type: N/R
Culvert Length: feet
Date of Permit: June 23, 2025
Approved Entrance Width: 14 feet

Date Printed: June 23, 2025

In accordance with rules promulgated under 23 M.R.S.A., Chapter 13, Subchapter I, Section 704, the Maine Department of Transportation (MaineDOT) approves a permit and grants permission to perform the necessary grading to construct, in accordance with sketch or attached plan, a **Driveway to Single Family Dwelling** at a point **709 feet South** from **Townline Otisfield/Casco**, subject to the Chapter 299 Highway Driveway and Entrance Rules, standard conditions and special conditions (if any) listed below.

Conditions of Approval:

This Permittee acknowledges and agrees to comply with the Standard Conditions and Approval attached hereto and to any Specific Conditions of Approval shown here.

(G = GPS Location; W = Waiver; S = Special Condition)

G - THE ENTRANCE SHALL BE LOCATED AT GPS COORDINATES: 44.019431N, -70.528016W.

S - In the town of Casco on the westerly side of Route 121, the centerline being approximately 709 feet southerly of the Otisfield/Casco Townline and approximately 115 feet northerly of utility pole 27.

S - The property owner will keep the trees, brush, limbs and vegetation trimmed looking in both directions from driveway/entrance so as to maintain proper sight distances.

Approved by: Vin Tull Date: 6-23-2025



Maine Department of Transportation

Item 7.#

Janet T. Mills
Governor

Driveway/Entrance Permit

Bruce A. Van Note
Commissioner

Permit Number: 40933 - Entrance ID: 1

LOCATION

OWNER
Name: **RN Willey & Sons Excavating INC**
Address: **PO Box 28**
South Casco, ME 04077
Telephone: **(207)831-6253**

Route: **0121X, Meadow Road**
Municipality: **Casco**
County: **Cumberland**
Tax Map: **10 Lot Number: 2-3 (lot 6)**
Culvert Size: **inches**
Culvert Type: **N/R**
Culvert Length: **feet**
Date of Permit: **June 23, 2025**
Approved Entrance Width: **14 feet**

Date Printed: **June 23, 2025**

In accordance with rules promulgated under 23 M.R.S.A., Chapter 13, Subchapter I, Section 704, the Maine Department of Transportation (MaineDOT) approves a permit and grants permission to perform the necessary grading to construct, in accordance with sketch or attached plan, a **Driveway** to **Single Family Dwelling** at a point **462 feet South** from **Townline Otisfield/Casco**, subject to the Chapter 299 Highway Driveway and Entrance Rules, standard conditions and special conditions (if any) listed below.

Conditions of Approval:

This Permittee acknowledges and agrees to comply with the Standard Conditions and Approval attached hereto and to any Specific Conditions of Approval shown here.

(G = GPS Location; W = Waiver; S = Special Condition)

G - THE ENTRANCE SHALL BE LOCATED AT GPS COORDINATES: 44.020157N, -70.528430W.

S - In the town of Casco on the westerly side of Route 121, the centerline being approximately 462 feet southerly of the Otisfield/Casco Townline and approximately 121 feet northerly of utility pole 28.

S - The property owner will keep the trees, brush, limbs and vegetation trimmed looking in both directions from driveway/entrance so as to maintain proper sight distances.

Approved by: _____

Date: _____



Maine Department of Transportation

Item 7.#

Janet T. Mills
Governor

Driveway/Entrance Permit

Bruce A. Van Note
Commissioner

Permit Number: 40934 - Entrance ID: 1

LOCATION

OWNER
Name: RN Willey & Sons Excavating INC
Address: PO Box 28
South Casco, ME 04077
Telephone: (207)831-6253

Route: 0121X, Meadow Road
Municipality: Casco
County: Cumberland
Tax Map: 10 Lot Number: 2-3 (lot 7)
Culvert Size: inches
Culvert Type: N/R
Culvert Length: feet
Date of Permit: June 23, 2025
Approved Entrance Width: 14 feet

Date Printed: June 23, 2025

In accordance with rules promulgated under 23 M.R.S.A., Chapter 13, Subchapter I, Section 704, the Maine Department of Transportation (MaineDOT) approves a permit and grants permission to perform the necessary grading to construct, in accordance with sketch or attached plan, a **Driveway to Single Family Dwelling** at a point **81 feet South** from **Townline Otisfield/Casco**, subject to the Chapter 299 Highway Driveway and Entrance Rules, standard conditions and special conditions (if any) listed below.

Conditions of Approval:

This Permittee acknowledges and agrees to comply with the Standard Conditions and Approval attached hereto and to any Specific Conditions of Approval shown here.

(G = GPS Location; W = Waiver; S = Special Condition)

G - THE ENTRANCE SHALL BE LOCATED AT GPS COORDINATES: 44.020970N, -70.528390W.

S - In the town of Casco on the westerly side of Route 121, the centerline being approximately 81 feet southerly of the Otisfield/Casco Townline and approximately 34 feet northerly of utility pole 30.

S - The driveway shall have a slope no steeper than the highway shoulder for a length of 25 feet.

S - The property owner will keep the trees, brush, limbs and vegetation trimmed looking in both directions from driveway/entrance so as to maintain proper sight distances.

Approved by:  Date: 6-23-2025

STANDARD CONDITIONS AND APPROVAL

Item 7.#

1. Provide, erect and maintain all necessary barricades, lights, warning signs and other devices as directed by MaineDOT to properly safeguard traffic while the construction is in progress.
2. At no time cause the highway to be closed to traffic
3. Where the driveway is located within a curb, curb and gutter, and/or sidewalk section, completely remove the existing curb, curb and gutter, and/or sidewalk as may be required to create the driveway and restore drainage. All driveways abutting sidewalk sections shall meet the requirements set forth in the Americans with Disabilities Act of 1990, 42 U.S.C. Sec. 12131 et seq.
4. Obtain, have delivered to the site, and install any culverts and/or drainage structures which may be necessary for drainage, the size, type and length as called for in the permit pursuant to 23 M.R.S.A. Sec. 705. All culverts and/or drainage structures shall be new.
5. Start construction of the proposed driveway within twenty-four (24) months of the date of permit issuance and substantially complete construction of the proposed driveway within twelve months of commencement of construction.
6. Comply with all applicable federal, state and municipal regulations and ordinances.
7. Do not alter, without the express written consent of the MaineDOT, any culverts or drainage swales within the MaineDOT right of way.
8. File a copy of the approved driveway permit with the affected municipality or LUPC, as appropriate within 5 business days of receiving the MaineDOT approval.
9. Construct and maintain the driveway side slopes to be no steeper than the adjacent roadway side slopes, but in no case to be steeper than 3 horizontal to 1 vertical, unless the side slope is behind existing roadway guardrail, in which case it shall be no steeper than 2 horizontal to 1 vertical.
10. Notify the MaineDOT of a proposed change of use served by the driveway when increase in traffic flow is expected to occur. This does not exempt the need for obtaining a Traffic Movement Permit (TMP) if trip generation meets or exceeds 100 passenger car equivalents (PCE) during the peak hour of the day.
11. Construct or implement and maintain erosion and sedimentation measures sufficient to protect MaineDOT facilities.
12. Driveways shall be designed such that all maneuvering and parking of any vehicles will take place outside the highway right-of-way and where vehicles will exit the premises without backing onto the highway traveled way or shoulders. All driveways will have a turnaround area to accommodate vehicles using the premises.
13. Closing any portion of a highway or roadway including lanes, shoulders, sidewalks, bike lanes, or ATV access routes is not permitted without MaineDOT approval.

FURTHER CONDITION OF THE PERMIT

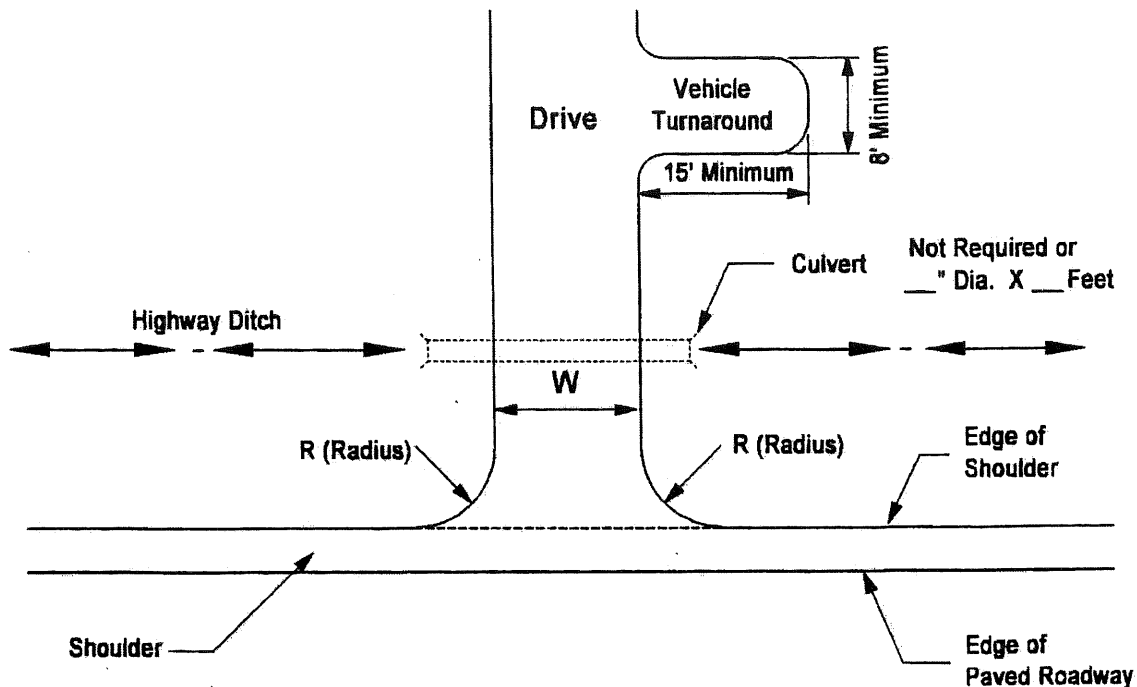
The owner shall assume, the defense of, and pay all damages, fines, and penalties for which he/she shall become liable, and shall indemnify and safe harmless said Department, its representatives, agents and employees from liability, actions against all suits, claims, damages for wrongful death, personal injuries or property damage suffered by any person or association which results from the willful or negligent action or inaction of the owner/applicant (agent) and in proceedings of every kind arising out of the construction and maintenance of said entrance(s), including snow removal.

Nothing herein shall, nor is intended to, waive any defense, immunity or limitation of liability which may be available to the MaineDOT, their officers, agents or employees under the Maine Tort Claims Act or any other privileges and/or immunities provided by law. It is a further condition that the owner will agree to keep the right of way inviolate for public highway purposes and no signs (other than traffic signs and signals), posters, billboards, roadside stands, culvert end walls or private installations shall be permitted within Right of Way limits.



State of Maine Department of Transportation Entrance / Driveway Details

PLAN

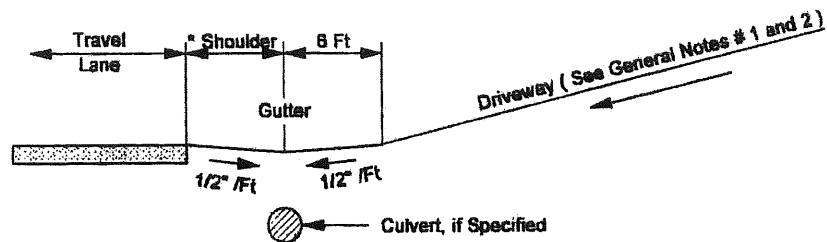


GENERAL NOTES -

1. ALL RESIDENTAL OR COMMERCIAL DRIVES WITH 10% GRADE OR MORE SLOPING DOWN TOWARDS THE HIGHWAY SHALL BE PAVED TO THE RIGHT OF WAY LINE, AS A MINIMUM, INCLUDING SHOULDER, IF GRAVEL AND HAVE DITCHES TO CONTROL RUNOFF.
2. DRIVES SLOPING TO THE HIGHWAY SHALL BE CROWNED (1/2" PER FT. MINIMUM).
3. TO THE MAXIMUM EXTENT PRACTICAL, THE ENTRANCE MUST BE CONSTRUCTED PERPENDICULAR TO THE HIGHWAY AT THE POINT OF ACCESS. EXCEPT WHERE CURBING EXISTS OR IS PROPOSED, THE MINIMUM RADIUS ON THE EDGES OF THE ENTRANCE MUST BE 10 FEET OR AS OTHERWISE REQUIRED AS SHOWN.
4. ENTRANCES/DRIVEWAYS WILL BE BUILT WITH AN ADEQUATE TURN-AROUND AREA ON SITE TO ALLOW ALL VEHICLES TO MANUEVER AND PARK WITHOUT BACKING ONTO THE HIGHWAY. THIS TURN-AROUND SHALL BE AT LEAST 8 FEET WIDE BY 15 FEET LONG.
5. ENTRANCES/DRIVEWAYS AND OTHER ASSOCIATED SITE WORK WHICH DIRECTS WATER (RUNOFF) TOWARD THE HIGHWAY MUST BE CONSTRUCTED, CROWNED STABILIZED AND MAINTAINED WITH MATERIALS AND APPROPRIATE TEMPORARY/PERMANENT EROSION CONTROL MATERIALS IN ACCORDANCE WITH MDOT BEST MANAGEMENT PRACTICES.
6. THE PROFILE OF THE ENTRANCES MUST COMPLY WITH THE DETAILS SHOWN ON PAGE 2.

MDOT Entrance / Driveway Details, Continued

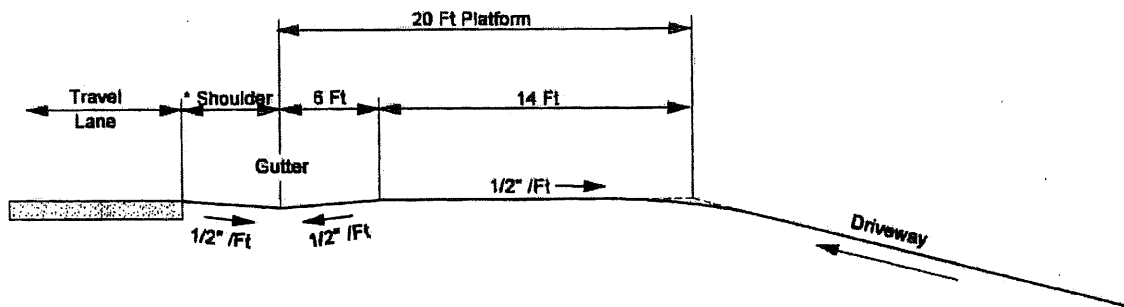
PROFILE Details



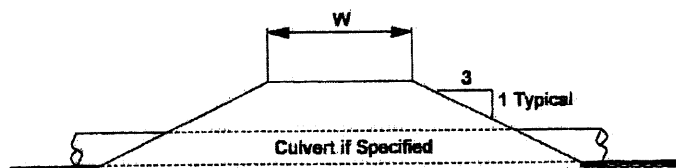
NOTE :

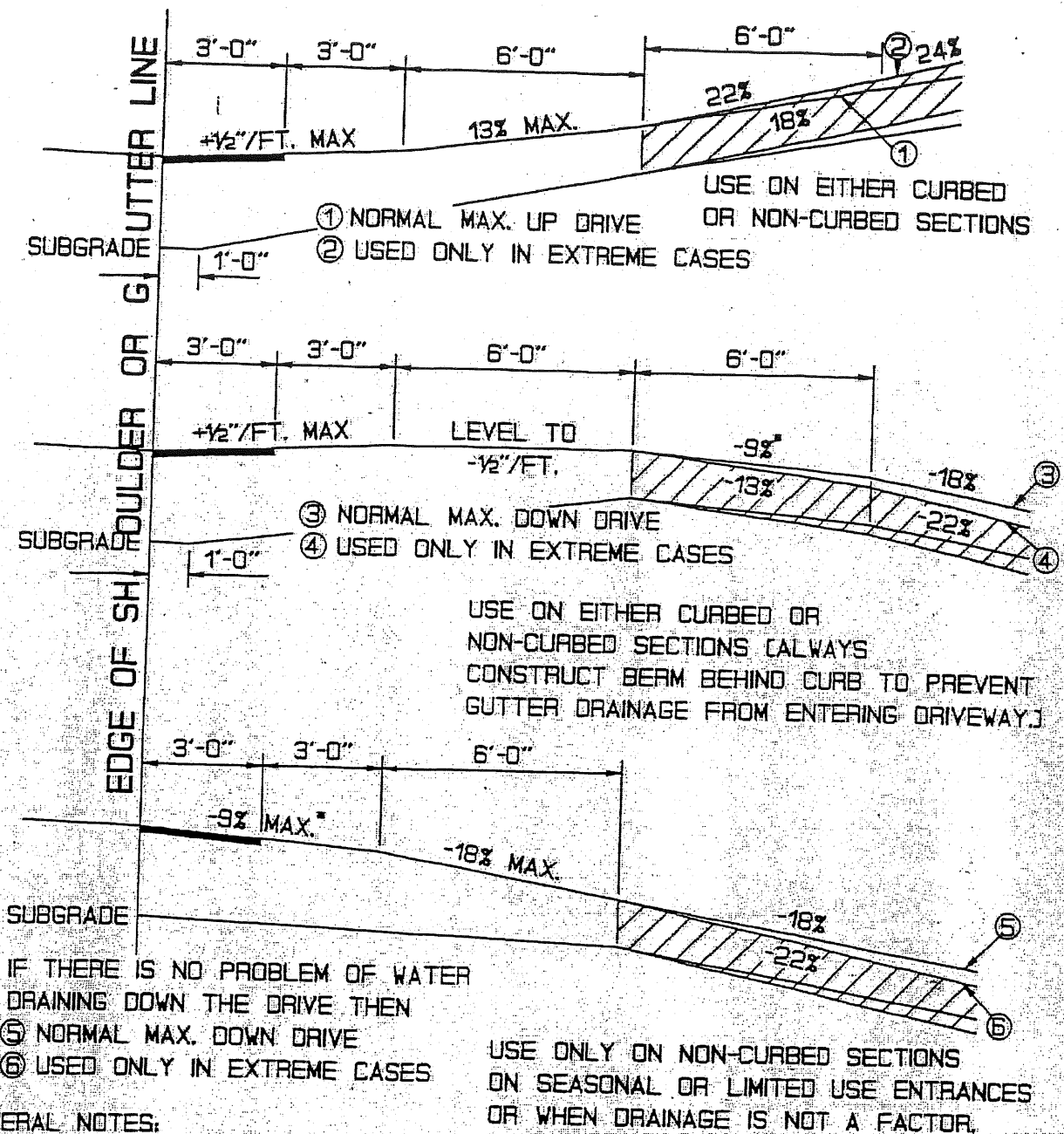
Grade of Existing Shoulder Should Be Maintained To Create A Gutter With a Minimum Of Three Inches Below The Edge Of Traveled Way.

* Distance Of The Gutter From The Edge Of Traveled Way Should Be The Same As Existing Shoulder Or A Minimum Of 4 Feet.



Driveway Cross Section





GENERAL NOTES:

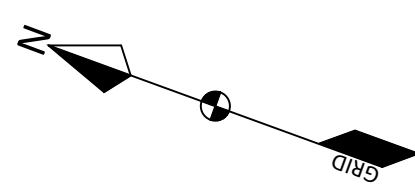
1. THE FIRST 3' SHOWN AS PAVEMENT SHALL BE PAVED ONLY WHEN ABUTTING A PAVED AREA.
2. ALL RESIDENTIAL OR COMMERCIAL DRIVES 10% AND OVER SHALL BE PAVED.

NOTES ON MAXIMUM DRIVEWAY PROFILES:

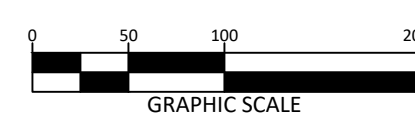
1. THESE PROFILES ARE A GUIDE FOR THE MAJORITY OF CASES, BUT SHOULD BE FIELD CHECKED WHEN THE MAIN LINE GRADE IS STEEP (4% TO 6% OR GREATER) OR THE ANGLE OF APPROACH TO THE DRIVE IS UNUSUAL.
2. GENERALLY THE MAJORITY OF DRIVES ON A PROJECT WILL BE BUILT WITH FLATTER PROFILES THAN THESE MAXIMUM CASES.
3. WHEN GRADING DRIVES WHICH ARE FLATTER THAN THE MAXIMUM PROFILES THE FOLLOWING RULE OF THUMB SHOULD BE USED: DO NOT EXCEED A GRADE % CHANGE OF MORE THAN 9% IN A 6 FOOT INCREMENT OF DRIVEWAY LENGTH. THIS APPLIES TO BOTH UP AND DOWN PROFILES.

DRIVES ON NON-SIDEWALK SECTIONS

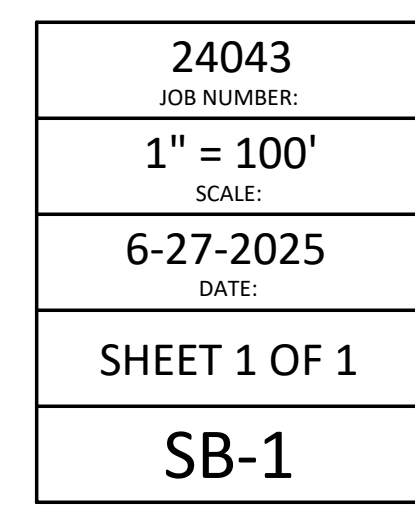
END002



LEGEND		PROPOSED
---	PROPERTY LINE/R.O.W.	
---	ABUTTER PROPERTY LINE	
- . - . -	TIE LINE	
---	SETBACK	
---	EASEMENT LINE	
□	GRANITE MONUMENT	■
○	IRON PIN/DRILL HOLE	●
---	CENTERLINE	
	BUILDING	
	EDGE OF PAVEMENT/CURB	
	EDGE OF GRAVEL	
	EDGE OF CONCRETE	
---	SIGN	
	EDGE OF WETLANDS	
	EDGE OF WATER	
---	CENTERLINE OF STREAM	
---	FLOODPLAIN	
-201- -201-	CONTOUR LINE	-200- -201-
	TREELINE	
	STONE WALL	
	RETAINING WALL	
TP-1	TEST PIT	
□	CATCHBASIN	■
①	DRAINAGE MANHOLE	●
	CULVERT/STORMDRAIN	
W	WELL	W
U	UTILITY POLE	U
L	LIGHT POLE	
	OVERHEAD UTILITIES	



STATE OF MAINE	
_____ COUNTY SS. REGISTRY OF DEEDS	
RECEIVED _____,	20 _____
AT _____h _____m _____M AND RECORDED IN	
PLAN BOOK _____	PAGE _____
ATTEST: _____	REGISTER



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

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 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:

~~(ll) 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 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	80,000	200

dwelling units)

DRAFT