



## Town of Casco

### Planning Board Meeting Agenda

December 15, 2025 at 6:30 PM

Casco Community Center

---

#### First Order of Business

1. Call Meeting to Order
2. Determine a Quorum
3. Review and Approval of the Meeting Agenda
4. Approve Meeting Minutes of November 24, 2025
5. Public Participation for Non-Agenda Items

#### Old Business

6. Review and approval of letter confirming the applicant's substantial agreement on the terms and wording of the proposed contract zoning agreement
7. Discussion –Village Codes/Planner
8. Discussion – Roads/Street Ordinance

#### New Business

9. Proposed Zoning Map & Text Amendment Application for P&K Sand & Gravel – Heath Quarry: 90 Indian Acres Road, Casco Represented by Sebago Technics

#### 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)

January 12, 2026, Workshop & Public Hearing for CZA Casco Library

January 27, 2026, Regular Meeting

December 11, 2025

**TO:** Casco Planning Board  
Mr. John Wiesemann, CEO/LPI

**FROM:** Doug Webster, Acting Planner

**CC:** Mr. Brett Wiemken, Sebago Technics

**RE:** Background information for upcoming 12-15-25 PB Meeting  
6:30 P.M. @ Casco Community Center in Casco Village/Rt. 121

### **Introduction**

The agenda for the upcoming 12-15-25 PB meeting has three old business items and one new business item. The three old business items are: Review/approval of Casco Public Library CZA letter, a discussion on future Village codes, and a discussion of future road/street/driveway standards. The one new business item is a proposed zoning ordinance and map change by P & K for their Heath property represented by Mr. Brett Wiemken of Sebago Technics.

### **Old Business: Casco Public Library CZA letter**

As the board is aware, the Casco Public Library (CPL) is in the process of pursuing a CZA as well as property deed approval at the upcoming January Town Meeting. As the board and Town representatives is also duly apprised, I am helping the CPL on this undertaking so will be respectful of the process and not weigh in within this memo. I agreed to assist the CPL prior to becoming Casco's Acting Planner.

Given that I am helping the CPL and am not functioning as the planner for this item, I do not intend to sit with the PB at the front table until after this agenda item is no longer on the table at the upcoming meeting.

### **Old Business: Discussion regarding proposed changes to Village Codes**

Following up the discussion at the PB's 11-24-25 meeting, this item has been added to solicit any additional input the PB may have regarding the CPIC's undertaking of implementing proposed changes to Casco's villages per the guidance provided in the recently adopted Comprehensive Plan (Comp Plan). I am pleased to participate and provide input that may be helpful to the PB on this matter at the upcoming meeting.

### **Old Business: Discussion regarding roads/streets/driveways**

Also following up the discussion at the PB's 11-24-25 meeting, the objective of this agenda item is to continue conversations regarding possible proposed changes to road, streets, and driveways in Casco. The desired timeline is to have proposed changes poised to be voted on at the June 2026 Town Meeting.

Based on input from the PB and initial guidance from the Town Manager, it is apparent that the Town would like to focus on non-subdivision (SD) roads and also consider revisiting driveway standards. In accordance with this, I have divided my comments on this agenda item into four categories:

- Background information
- Partial first draft of access standards
- Draft of administrative steps
- Questions & input to guide next steps

#### Background information

Adopting road/driveways standards is clearly a balance of several elements including the following: existing standards, adequate year-round access, level of PE involvement, streamlined administrative practices, practicality of access standards, input from Town Staff (Selectboard, Town Manager, and Public Works), sufficient fire/rescue access, and perhaps most importantly, the cost to residents. The ideal set up would involve PE input as necessary, but this increases the cost and complexity of administration. Sadly, there is no free lunch.

Some municipalities have found that the ideal situation for part-time PE services regarding roads is to try to find a retired MeDOT or other duly qualified civil engineer. As of this writing, I am not certain of the degree to which Casco currently utilizes professional engineering services. There may be the means to realize economies of scale if the Town already has a professional relationship with a PE and/or firm.

The information in this memo is a partial first draft. As the PB will see below, the intention is to solicit initial PB input at this formative stage to determine if additional details should be pursued per the general direction provided herein.

#### Partial first draft of access standards

Based on the PB's broad-brush input at the 11-24-25 meeting and existing Zoning requirements (see 215-5.3 & 215-5.6), listed below are some of the more salient elements that the Town may wish to consider requiring for non-SD accessways.

Retain existing improved width standards per 215-5.3 but be more specific including the following: (letters for reference purposes only)

- a. 1-2 lots/dwellings: 12' travel way w/2' shoulders (12/2/2) =16' wide
- b. 3-5 lots/dwellings: 16' travel way w/2' shoulders (16/2/2) =20' wide
- c. 6 -10 lots/dwellings: 20' travel way w/2' shoulders (20/2/2) =24' wide
- d. Min. grade 1%
- e. Max. grade 10% w/allowance for short sections of 12% w/standards
- f. Max grade w/in X feet of intersection 3%
- g. Sufficient stormwater provisions (need qualitative language & X year storm)
- h. Min. centerline radius for turns 150'
- i. Min. sub-base gravel (see options below)
- j. Min. finish gravel depth 3" for travel way width
- k. Crown (1/4" per foot) required unless super-elevated (w/prior approval)
- l. Min. elevation difference edge of travel way to ditch-line adj. to shoulder 6"
- m. Max. distance between turn-arounds (for public safety) 1,000 feet

Sub-base gravel quantity (cubic yards) for two depths/thicknesses and initial cost estimate (based on \$28 per cubic yard) of gravel only *per 100' of accessway*:

12/2/2: 6" depth: 29.6 yards/\$830, 9" depth: 44.4 yards/\$1,243

16/2/2: 6" depth: 37 yards/\$1,056, 9" depth: 55.5 yards/\$1,554

20/2/2: 6" depth: 44.4 yards/\$1,243, 9" depth: 66.6 yards/\$1,865

The above information has been drafted in accordance with the understandable intentions of taking residents costs into consideration. It is important to bear in mind that these are *material costs for the sub-base gravel only* and it does not include other costs.

Draft of administrative steps



Per PB input regarding the triage approach, I advocate the PB consider the following administrative steps.

- Initial on-site review by CEO & Public Works (PW) taking into account slopes, soil conditions, # of lots/DU's, road length, others as appropriate
- Initial appeal of required improvements to Access Standards Committee (CEO, PW, and Town Manager) with direct abutter notification
- Appeal of Access Standards Committee to PB
- Appeal of PB decision to ZBA, then to court

#### Questions & input to guide next steps

There are a host of policy matters that need to be decided before specific language can be drafted for the PB's consideration. Per my prior memo, input should also be solicited from the Town Manager, Public Works, and perhaps even legal as the parameters of the proposed new standards are more refined. The questions below are numbered for reference purposes only.

1. Should the access/driveway standards be housed in Zoning or be a stand-alone ordinance
2. Driveways-What elements should have standards; culvert size @ edge or ROW, sight distance, first 30', first 50', or entire length
3. Non-SD accessways-Connection with main road standards such as drainage, sight distance, grade, curve radii at intersection
4. Accessway standards applicable for: New development all the way to main road, only the newly developed portion, should limited improvements (such as stormwater improvements and/or adding to base gravel) be required all way to main road
5. Should standards for new accessways be administered differently than accessways existing as of the date that the revised standards are (presumably) adopted
6. Should any PE involvement have any degree of being subsidised by Town or fully borne by applicants
7. Input on triage approach trying to balance ability of CEO/Access Standards Committee to apply standards, cost of hiring a PE, practical use of the accessway. How/when would PE become involved

8. How should situations where standards cannot be met be addressed. For example, should waivers be reviewed by the PB

### **New Business: Proposed Zoning Map & Text Amendment for P & K's Heath Quarry**

The town has received a submittal on behalf of P & K, represented by Sebago Technics, for an amendment to the zoning ordinance and map. I have reviewed the submitted materials, associated current zoning standards, and reviewed relevant portions of the Comp Plan.

It seems apparent from the submitted materials that the primary impetus for the proposed changes is to enable P & K to make informed longer-range business plans for their current operation at the Heath Quarry located off of Indian Acres Road, off Rt. 11. For the record, I was a Casco PB member in 1997 when the original CZA (20-year term) was proposed, drafted, and subsequently approved at Town Meeting. The CZA was renewed at Town Meeting in 2017 for an additional 10-year period.

While the submitted proposal to re-zone the existing CZA area (and two additional lots) to a new commercial district that already allows mineral processing would address the stated need, Casco's existing Commercial District allows a host of other uses. There may also be other options that would mitigate such unintended consequences per below in this memo.

I have divided comments regarding this agenda item into the following subsections:

- Relevant Zoning Ordinance citations
- Two possible alternative approaches
- Comp Plan notes
- Submittal notes
- Current Zoning map notes
- Questions & suggested conversation points

#### **Relevant Zoning Ordinance citations**

Section 215-3.3 addresses Zoning changes and amendments. This section outlines the manner in which zoning amendments can be brought before Town Meeting

including initiation by the PB. Notification of abutters is required for a zoning (district) change(s).

Section 215-4.6 establishes Residential District standards and allows mineral extraction, but not processing. Section 215-4.7 establishes Commercial District standards which allows mineral processing (215-4.7, subsection C.2.gg).

### Three possible alternative approaches

Other than adding a new commercial district, I respectfully point out there are at least three other options that appear to address the stated needs per the submittal. One is to extend the CZA for a greater length of time to allow P & K to make their understandable business decisions per their submittal.

The second alternative is a zoning overlay district. An overlay district is a zoning tool that can either add or subtract from the standards of the “underlying district” depending upon the intended purpose(s). Casco already has two established overlay districts: the aquifer overlay, and a resort commercial overlay for some properties south of Rt. 302. For P & K’s purposes, this conceptual overlay could be a “mineral processing” overlay, or the like, and it could incorporate the proposed parcel(s). Within this overlay area, uses and/or performance standards would be applicable that could be customized as appropriate.

A third option is an entirely new zoning district that would have an appropriately descriptive title such as “Gravel & Quarry District”. As with any zoning district, there could be appropriate uses and performance standards such as those for mineral processing that were mentioned in the submittal and are presumably housed in the original 1997 CZA.

I raise these three possible additional options towards the beginning of my comments so that PB members are aware of these, taking into account the relevant background notes I have compiled below in this memo.

### Comp Plan notes

As the PB is aware, the town has a recently adopted Comp Plan that the CPIC is in the process of orchestrating implementing. It is my understanding that they are starting with the villages, and then may shift to work on the balance of Casco. Any proposed new zoning should sufficiently accommodate development and existing zoning. If one or more additional commercial districts were added before there can be more comprehensive perspective on the longer-term vision of Casco, it potentially complicates the CPIC’s efforts towards implementing the Comp Plan.

Regarding the specifics of the Comp Plan, there is a map on page 14 that depicts potential areas suitable for conservation, along with other areas of Casco. On page 15, the map of Environmental Systems shows features throughout town. The Conservation, Preservation, and Development map on page 18 shows the vast majority of Casco in the “Critical Rural” area, including the subject P & K Heath area. Pages 67 and 68 briefly discuss the broad overview for amending the existing Commercial and Residential Districts.

### Submittal notes

The submitted materials understandably focus on enabling P & K to make informed longer-term business decisions. When the original CZA was initially discussed, I recall the then PB not being certain how such a use would work in that portion of Casco; this was one of the elements in proposing the initial 20-year CZA term. Based on reviewing the materials, I note the following:

- The map accompanying the existing (10-year extension) for the 2017 CZA (CCRD 34178/90) shows the north-westerly parcel as being included in the CZA.
- The CZA map does not show the southwesterly parcel as being included (9-25-A)
- Portions of the proposed Commercial District area adjacent to Rt. 11 are an open/scrub shrub wetland (9-31) and do not appear to be viable for development
- Some areas of the existing CZA and/or proposed Commercial District are in the Shoreland Zone. Any changes will necessitate input and approval from MeDEP.

### Current Zoning map notes

As mentioned above in this memo, Casco currently has two existing overlay districts: aquifer and resort commercial. Casco also has three commercial zoning districts: (a) a narrow area adjacent to Rt. 121 northwest of the village, (b) on Rt. 11 in the vicinity of Hancock’s Ryefield Mill, and, (c) portions of Rt. 302.

### Questions & suggested conversation points

The applicant may have a presentation that they would like to present to the PB. To the best of my knowledge, this is the first submittal for P & K since the 2017 10-year renewal of the CZA. As such, it may be prudent to ensure that the PB has a thorough understanding of the needs of the applicant before there is too much discussion of the submittal or possible other options.

I have listed some questions/clarifications below for the purposes of opening a discussion between the applicant and the PB:

- Has there been any initial outreach to abutters and neighboring property owners to ensure they are apprised of the request; although not required at this stage, it may be prudent to do so
- Regarding portions of the existing/proposed expansion subject to Shoreland Zoning, are there any implications that would affect the nature and/or scope of the proposal; if so, it may be prudent to ensure that State standards can be met
- Given that the mineral processing operation started 30+/- years ago, are there any questions or concerns regarding the ability of the site to sustain/expand this use including, for example, sight distance where Indian Acres Road meets Rt. 11
- Have any efforts been directed towards determining the viability (soils, wetlands, etc.) of using areas of the proposed commercial district for non-residential purposes
- Does the PB have any input, questions, or concerns regarding possible additional uses within the requested commercial district
- Would the applicant and/or PB like to consider options other than adding a commercial district

#### In Closing

I look forward to meeting with the PB at the upcoming meeting.



**Town of Casco**  
**Zoning Map and Text Amendment Application**

**Prepared for:**  
**Zoning Map & Text Amendment Application**  
**P&K Sand & Gravel – Heath Quarry**  
**90 Indian Acres Road, Casco, ME 04015**

**Applicant:**  
**CBJ Properties, Inc.**  
**234 Casco Road, Naples, ME 04055**

**Prepared by:**  
**Sebago Technics, Inc.**  
**75 John Roberts Road, Suite 4A**  
**South Portland, Maine 04106**

**November 2025**

250067-01

# **Zoning Map & Text Amendment Application P&K Sand & Gravel – Heath Quarry, Casco**

## **TABLE OF CONTENTS**

---

### **Cover Letter**

### **Section 1                      Application Form & Agent Authorization**

### **Section 2                      Tax Map & Abutter Information**

### **Section 3                      Right, Title, Or Interest**

### **Section 4                      Land Use Table**

### **Section 5                      Existing Conditions & Resource Map**

### **Section 6                      Proposed Zoning Map**

November 24, 2025  
250067-01

John Wiesemann, *Code Enforcement Officer*  
Town of Casco Planning Board  
635 Meadow Rd., Casco ME 04015

**RE: Proposed Zoning Map & Text Amendment Application**  
**P&K Sand & Gravel – Heath Quarry: 90 Indian Acres Road, Casco**

Dear Mr. Wiesemann & Members of the Planning Board,

On behalf of Cory Mitchell, President of P&K Sand & Gravel, Sebago Technics, Inc. is pleased to submit this letter and attached application materials for a Zoning Map & Text Amendment application. The intent of this submission is to introduce this proposal to the Planning Board and begin workshopping the project for future consideration.

This project includes the rezoning of properties to the Commercial zoning district, as well as a text amendment to Casco's Zoning Ordinance to establish performance standards for mineral extraction and processing-based activities. Please see the information contained herein which provides historical context, and a description of our proposed zoning map and text amendment and the benefits it offers to the Town of Casco.

**Historical Context:**

P&K Sand & Gravel has been a successful local business, with Heath Quarry being a productive part of Casco's landscape since 1997. The quarry included in our project has since operated under successive contract zoning agreements for nearly three (3) decades. Throughout this time, P&K has cooperated with neighboring properties, and operated without significant controversy. Each renewal period has demonstrated P&K's commitment to staying responsible for quarry operations and maintaining neighborly behavior.

Because P&K is subject to a renewal period of the contract zone every decade, this presents the business with the issue of uncertainty in future operations, as it remains reliant on the prevailing political climate. This means that regardless of track record, a single election cycle can change and present challenges within the renewal. Therefore, this proposed project aims to permanently rezone the property to the Commercial District to provide clarity, consistency, and certainty to P&K Sand & Gravel's future, as well as outlining a clear future with the Town of Casco. While the contract zoning mechanism has functioned adequately to date, there are several considerations that impact both the quarry's operations and the Town of Casco. Listed below are points for the Board to discuss:



### **1. Uncertainty in Long-Term Investments:**

The primary challenge with the current renewal cycle for the contract zone is how it prevents P&K Sand & Gravel from making significant, long-term investments to the Heath Quarry and overall business. For context, during the initial approval for Heath Quarry to begin operations, it was estimated that, based on subsurface conditions of the property and the overall scale, that it would be operational for a lifespan of approximately one hundred (100) years.

Modern-day equipment for processing facilities and environmental controls often have expected lifespans of twenty (20) to thirty (30) years, or more. In order to see a return on these expensive pieces of equipment, the quarry would need to be operational for more than just the ten (10) year contract zoning period. It remains difficult for P&K to justify such expenditures and investments when the operating authority may expire within that timeframe. In particular, the renewal may also depend upon the political composition of future Town boards. This level of uncertainty effectively limits the current quarry's operations from potential strategic growth and potential job creation.

### **2. Operational Limitations:**

Under the current contract zoning agreement, the quarry is permitted for mineral extraction and processing facility uses. However, if the contract zone were to lapse, these existing uses on-site would no longer be permitted. By rezoning to the Commercial District, mineral extraction and processing uses would be permitted with Site Plan Review. It is important to note that, under this application, no changes are proposed on the site or to the business operations. However, this rezoning does allow for P&K to pursue logical business expansions. Further, if the contract zone were to not be renewed, there is potential that vehicular traffic may increase. Since on-site processing would not be permitted, truck traffic would likely significantly increase as material would need to be hauled to off-site processing facilities. This remains a critical consequence under the current contract zoning agreement, and if it were to lapse.

### **3. Inconsistency in Zoning:**

As currently constructed, if the contract zone were not renewed, the zoning would revert back to the underlying Residential District. This situation creates a significant disconnect between the property's actual use and its underlying zoning designation. This inconsistency could complicate future planning decisions and introduce legal vulnerabilities. Proper zoning should reflect the land's actual use, rather than perpetuating a mismatch that requires future corrections or consistent renewals.

### **Proposed Zoning Map Amendment:**

This project proposes to permanently rezone properties as shown on the attached mapping exhibits. These properties consist of the majority of the quarry land, as well as two (2) adjacent parcels owned by Casco Timber Company. We are currently in discussions with the property owner to obtain a letter of authorization to include in future submissions.

The proposed map amendment aims to establish a zoning designation that accurately reflects the site's existing uses, and is appropriate for its overall character. The properties subject to this rezoning are located along Route 11 and offer an excellent opportunity for future growth. Similarly, there are also opportunities to extend 3-phase power, upgrade Indian Acres Road, and other opportunities that might attract appropriate development to the area.

### **Proposed Zoning Text Amendment:**

Concurrently with the map amendment, the proposed text amendment component of this application will include the addition of performance standards to Casco's Land Use Ordinance. These standards will align with Maine Department of Environmental Protection (MDEP) statute, and contain provisions related to noise, dust control measures, setbacks, reclamation, and protection of water quality. It is important to note that P&K already currently meets all MDEP standards. This proposed effort aims to codify responsible practices within Casco's ordinance to provide an outline of how P&K should operate, and protect the Town and neighboring properties.

### **Benefits to the Town of Casco:**

The proposed rezoning and ordinance amendment efforts offer substantial benefits to the overall community. One of the primary benefits relates to economic stability, and in turn, growth. The quarry represents a significant property taxpayer, which provides stable revenue to support municipal services and reduces the burden on residential taxpayers.

Currently, P&K Sand & Gravel consistently employs twelve (12) to fourteen (14) individuals at Heath Quarry, and approximately fifty (50) company-wide. With a permanent zoning classification, P&K will obtain certainty in the future of their business, allowing for greater flexibility in job creation. These positions would range from equipment operators to additional administrative staff, or even additional jobs if processing-based operations were to expand. The quarry's current operations also support other local businesses, both in that they provide material to customers and purchase services, fuels, and equipment from local vendors. This accumulates to the multiplier effect, as other businesses do well when P&K does well. With greater stability in the underlying zone, future growth of the quarry would exponentially grow the local economy's multiplier effect.

Another consideration is that P&K provides material that directly contributes to the local economy's infrastructure. Currently, stone, sand, and gravel are available for purchase and can be utilized for road maintenance, construction projects, and infrastructure development throughout the region. These essential materials remain in steady demand, to which a permanent rezoning offers additional consistency and delivers quality products to consumers and the Town of Casco.

The proposed amendments will not impede the Town's ability for regulatory oversight. If in the future the quarry wanted to introduce new or expanded processing areas, Site Plan

review by the Town would still be required. Additionally, local residents would still be provided the opportunity to provide public comment and input for the Board's consideration. More recent standards in relation to screening, buffering, and stormwater management would also need to be met, ensuring that any future growth meets current requirements.

**Closing:**

This proposed project offers a balanced solution to challenges that have accumulated over time. P&K Sand & Gravel is an existing and established business within Casco that continues to provide job opportunities, excellent service, and tax revenue for the Town. By rezoning the proposed properties subject to this application, we strive to provide certainty to both this business and the community, as well as bolstering the Town's ordinance to further protect adjacent properties from any adverse impacts. Through this process, the Town can enable P&K to make sound, long-term strategic decisions to promote their investments and grow together.

We thank the Town and the Planning Board for the opportunity to discuss this project and for their consideration. Should you have any questions, please contact me by email at [bwiemken@sebagotechnics.com](mailto:bwiemken@sebagotechnics.com) or by phone at (207) 482-6323. We look forward to collaborating with the Town of Casco throughout the duration of this project.

Sincerely,  
SEBAGO TECHNICS, INC.



Brett Wiemken  
*Planning Consultant/Project Manager*



James R. Seymour, PE  
*Senior Project Manager  
Lakes Regional Manager*

Cc. Cory Mitchell, *President (P&K Sand & Gravel, Inc.)*

# Section 1

---

## Application Form & Agent Authorization

**TOWN OF CASCO PLANNING BOARD  
APPLICATION FORM**

**APPLICANT:**Name CBJ Properties, Inc. c/o Cory MitchellAddress 90 Indian Acres Road, Casco ME 04015Email cmitchell@pksandgravel.comTelephone Number - Home (207) 693-6765 - Cory Mitchell - Applicant/Owner

PLEASE PROVIDE AT Office

LEAST TWO NUMBERS Cell (207) 482-6323 - Brett Wiemken - Authorized AgentInterest in Property Owner, see deed enclosed within application materials.  
(attach documentation)Interest in abutting property, if any None.**OWNER:**Name Same As ApplicantAddress 234 Casco Road, Naples ME 04055

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

**TYPE OF PROSPECTIVE ACTIVITY:**

☐ Minor Subdivision Plan Review  
☐ Major Subdivision Preliminary Plan Review  
☐ Major Subdivision Final Plan Review  
☐ Site Plan Review - List Type  
☒ Other (specify) Zoning Map & Zoning Text Amendment Application

PROJECT ☐ Single Family ☐ Multiplex ☒ Other**LOCATION**Street Address 90 Indian Acres Road, Casco ME 04015Registry of Deeds Book 12280 Page 0327Assessor's Office Map 0009 Lot 0030-1**OTHER PROJECT INFORMATION**Size of Parcel (acres) 291.1 ac.

Is Zoning Board of Appeals Approval required?   X   No        Yes

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

If yes, list and give reasons why:

***Please see enclosed cover letter and supporting application materials.***

---



---



---

**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.

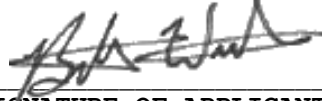
**\* All materials to be considered by the Planning Board will be received no later than NOON on the due date for the specific Planning Board meeting. Any material or information received thereafter will not be heard by the Planning Board until a later meeting.**

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.

11/24/2025

DATE



SIGNATURE OF APPLICANT/OWNER OR  
REPRESENTATIVE

# AGENT AUTHORIZATION

<b>APPLICANT/ OWNER</b>	<b>Name</b>	Cory Mitchell, President P&K Sand & Gravel		
<b>PROPERTY DESCRIPTION</b>	<b>Physical Address</b>	90 Indian Acres Road, Casco, Maine	<b>Map</b>	9
			<b>Lot</b>	30-1
<b>APPLICANT'S AGENT INFORMATION</b>	<b>Name</b>	Sebago Technics, Inc. c/o Brett Wiemken		
	<b>Phone</b>	(207) 482-6323	<b>Business Name &amp; Mailing Address</b>	SEBAGO TECHNICS, INC 75 John Roberts Road, Suite 4A South Portland, ME 04106



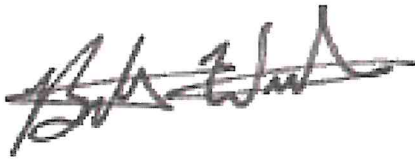
APPLICANT SIGNATURE

DATE

Cory Mitchell

11/20/2025

PLEASE TYPE OR PRINT NAME HERE



11/20/2025

APPLICANT'S AGENT SIGNATURE

DATE

Brett Wiemken

Planning Consultant, Sebago Technics, Inc.

PLEASE TYPE OR PRINT NAME HERE



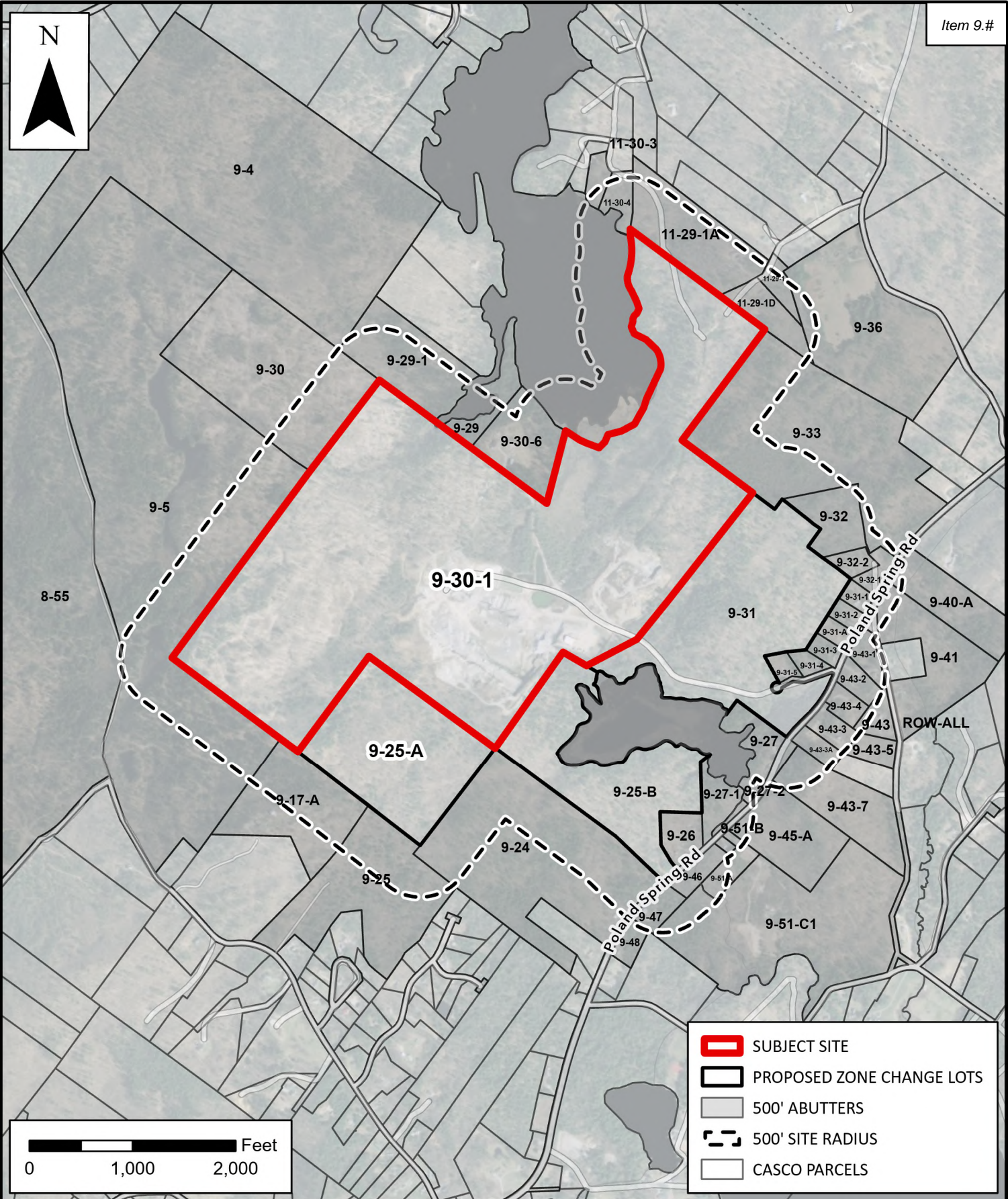
# Section 2

---

## Tax Map & Abutter Information

## Section 2 – Tax Map & Abutter Information

The project site is identified on the Town of Casco's Tax Map 009 as Lot 30-1. Enclosed within this Section is a map and list identifying all property owners that abut the subject parcel within 500 feet. Copies of the notice letter that was sent to abutters and certified mailing receipts confirming that the notices were received by the USPS will be provided to the Code Enforcement Department upon mailing.



**SUBJECT SITE**

MAP-LOT	OWNER 1	OWNER 2	MAILING 1	MAILING 2	CITY	STATE	ZIP
9-30-1	CBJ PROPERTIES, INC		217 EDES FALLS ROAD		CASCO	ME	04055
9-25-A	CBJ PROPERTIES, INC		217 EDES FALLS ROAD		CASCO	ME	04015
9-25-B	CASCO TIMBER COMPANY, INC.		PO BOX 295		CASCO	ME	04015
9-31	CASCO TIMBER COMPANY, INC.		PO BOX 295		CASCO	ME	04015

**500' ABUTTERS**

MAP-LOT	OWNER 1	OWNER 2	MAILING 1	MAILING 2	CITY	STATE	ZIP
9-48	GOOGINS, CAMI-LEIH D		326 POLAND SPRING ROAD		CASCO	ME	04015
9-47	FLANAGIN PROPERTIES LLC		705 WEBBS MILLS ROAD		RAYMOND	ME	04071
9-46	FLANAGIN, MARK S		705 WEBBS MILLS ROAD		RAYMOND	ME	04071
9-51-C1	TAPLIN, JAMES G & AKERS, REBECCA J		PO BOX 330		GRAY	ME	04039
9-51-C	TAPLIN, JAMES G & AKERS, REBECCA J		PO BOX 330		GRAY	ME	04039
9-51-B	WALLINGFORD, JASON ARON		266 POLAND SPRING ROAD		CASCO	ME	04015
9-51-A	AKERS, CLIFFORD JR		96 EDWARDS ROAD		CASCO	ME	04015
9-25	MADURA, ADAM R & KAYLA M		29 KAYLAS WAY		CASCO	ME	04015
9-26	BARTLETT, CARRIE LYN		275 POLAND SPRING ROAD		CASCO	ME	04015
9-27-2	MALIER, JEFFREY		83 FALL RIDGE ROAD		WINDHAM	ME	04062
9-45-A	PEARSON-AKERS, PAMELA E		96 EDWARDS RD		CASCO	ME	4015
9-27-1	GEORGE J SLEEPER RE SLEEPER, GEORGE		299 ANDERSON ROAD		SEBAGO	ME	04029
9-17-A	BURNETT, RUSSELL	CARTER, DIANE	171 PINE HILL ROAD		CASCO	ME	04015
9-43-7	AKERS, CLIFFORD M JR		78 EDWARDS ROAD		CASCO	ME	04015
9-24	FLANAGIN, SIDNEY A		313 POLAND SPRING ROAD		CASCO	ME	04015
9-43-5	BOWIE, HANNAH E	LAVOIE, TYLER K	59 FREEMAN ROAD		CASCO	ME	04015
9-43-3A	WHITE DOG BUILDING, LLC		16 GIN MILL LANE		WINDHAM	ME	04062
9-43-3	CABLE, STEVEN		20 QUARTERDECK LANE		CASCO	ME	04015
9-27	SLEEPER, GEORGE J TT	GEORGE J SLEEPER	299 ANDERSON ROAD		SEBAGO	ME	04029
9-43	PATTERSON, EDWARD A SR & BELINDA J		41 FREEMAN ROAD		CASCO	ME	04015
9-43-4	HOSFORD, ELIZA H		4 QUARTERDECK LANE		CASCO	ME	04015
9-43-2	DUMAS, DAVID A		180 POLAND SPRING ROAD		CASCO	ME	04015
9-31-5	GILLIAM, STEVEN B	GILLIAM, THERESA	19 INDIAN ACRES ROAD		CASCO	ME	04015
9-31-4	POMELOW, ERIC M	SKELTON POMELOV	9 INDIAN ACRES ROAD		CASCO	ME	04015
9-31-3	CHRISTIAN, PEARL		179 POLAND SPRING ROAD		CASCO	ME	04015
9-43-1	JONES, JEFFREY T		27 FREEMAN ROAD		CASCO	ME	04015
9-31-A	PERFECT, JASON M		82 TRIPP LAKE CAMP ROAD		POLAND	ME	04274
9-31-2	SCOVILLE, JEFFREY		165 POLAND SPRING ROAD		CASCO	ME	04015
9-41	MARKET, TIMOTHY & SHIRLEY L		38 FREEMAN ROAD		CASCO	ME	04015
9-31-1	CORCORAN, TIMOTHY & SHARI E		159 POLAND SPRING ROAD		CASCO	ME	04015
9-40-A	VELA SANCHEZ, MIRIAM		51780 AVENIDA MADERO		LA QUINTA	CA	92253
9-32-2	YEATON, JAMES E II		10 UPTHA ROAD		CASCO	ME	04015
9-32-1	CORMIER, SHAYNA E	MC GEE, MATTHEW	8 UPTHA ROAD		CASCO	ME	04015
9-32	MAREAN, STEPHEN B	SMALL, BRIAN E	73 OVERLOOK ROAD		WINDHAM	ME	04062
9-30-6	ENGLAND, JOHN F		157 INDIAN ACRES ROAD		CASCO	ME	04015
9-29	JORDAN, KARIN & JASON		2 WALTERS WAY		EXETER	NH	03833
9-33	AMY LIPPMAN REV TRU LIPPMANN, AMY TTE		10 ABRAHAMSON ROAD		GRAY	ME	04039
9-29-1	ALTERMAN, GEOFFREY J		132 MARGINAL WAY 433		PORTLAND	ME	04101
11-29-1D	AYER, DONALD W III & ALLISON L		54 KEEPA WAY		CASCO	ME	04015
9-30	CASCO TIMBER COMPANY, INC		PO BOX 295		CASCO	ME	04015
11-29-1	WHITE, BRITTANY A & BENJAMIN J		44 KEEPA WAY		CASCO	ME	04015
9-36	PLUMMER, GRANT F & SALLY A		102 JOHNSON HILL ROAD		CASCO	ME	04015
8-55	CASCO TIMBER COMPANY, INC		PO BOX 295		CASCO	ME	04015
11-30-4	SHEEHAN, ERIK PATRICK & KENDRA B		6 6TH STREET		BARRINGTON	RI	02806
9-5	CASCO TIMBER COMPANY, INC		PO BOX 295		CASCO	ME	04015
11-29-1A	SHRIGLE REVOCABLE T HOWE, SHARON D		55 KEEPA WAY		CASCO	ME	04015
11-30-3	SOBCZAK, KRZYSTOK & LISA		619 BOLSTON STREET		NEWTON	MA	02459
9-4	CASCO TIMBER COMPANY, INC		PO BOX 295		CASCO	ME	04015
TOWN	TOWN OF CASCO		635 MEADOW ROAD		CASCO	ME	04015

# Section 3

---

## Right, Title, Or Interest

### **Section 3 – Right, Title, Or Interest**

The applicant, CBJ Properties, Inc., currently owns the project site. The record owner of the property is the applicants, in accordance with the enclosed deed recorded at the Cumberland County Registry of Deeds in Book 12280, Page 327, on December 27, 1995.

Also included in this Section is a Certificate of Good Standing from the Maine Department of the Secretary of State for CBJ Properties, Inc., dated September 4, 2025.



67722

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That W. HENRY SHAW, of Center Conway, County of Carroll, and State of New Hampshire;

for consideration paid, grant to: CBJ PROPERTIES, INC. a Maine Corporation with its principal place of business located in Naples, County of Cumberland and State of Maine;

whose mailing address is: Route #11, Naples, Maine 04055

with warranty covenants, the land in Casco, County of Cumberland and State of Maine being bounded and described as follows:

Two certain lots or parcels of land located in the Town of Casco, County of Cumberland and State of Maine, and being Lots numbered 1 and 4 as shown on a plan of land of Morning Meadows Management, Inc. in Casco as prepared by Sawyer Engineering & Surveying, Inc., Bridgton, Maine, and recorded in the Cumberland County Registry of Deeds at Plan Book 170, Page 24.

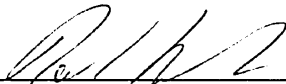
Also granting as an appurtenance of the property herein described a right of way and easement over the roadways as they currently exist and are depicted on said plans lying between Johnson Hill Road to said Lots 1 and 4 over other portions of Morning Meadows Management, Inc. land and land of Country Conservation Corp as shown on a plan entitled "Plan of Land of Country Conservation Corporation, Casco, Maine", prepared by Sawyer Engineering & Surveying, Inc., Registered Land Surveyors, Land of Country Conservation Corporation recorded in Plan Book 170, Page 23. This right of way to be for all useful purposes including utility access to the herein conveyed property.

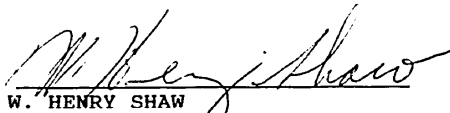
The Grantor, his successors and assigns hereby reserve an easement and right of way over the roadways as they currently exist and are depicted on said Morning Meadows Management Plan over Lots 1 and 4 for access and all other useful purposes including utility access.

Being the same premises as described in a deed of Morning Meadows Management, Inc. dated January 6, 1993 and recorded in the Cumberland County Registry of Deeds at Book 10514, Page 273.

WITNESS my hand and seal this 19<sup>th</sup> day of the month of December, 1995.

Signed, Sealed and Delivered  
in presence of

  
WITNESS

  
W. HENRY SHAW

STATE OF MAINE  
COUNTY OF CUMBERLAND

December 19, 1995

Then personally appeared the above-named W. Henry Shaw and acknowledged the foregoing instrument to be his free act and deed.

RECEIVED  
RECORDED REGISTRY OF DEEDS

95 DEC 27 AM 10:16

CUMBERLAND COUNTY

John B. O'Brien

Before me,

  
NOTARY PUBLIC/ATTORNEY AT LAW

Robert Neault Esq.

MAINE REAL ESTATE TAX PAID



# MAINE

Department of the Secretary of State  
Bureau of Corporations, Elections and Commissions

**Corporate Name Search**

## Information Summary

[Subscriber activity report](#)

This record contains information from the CEC database and is accurate as of: Thu Sep 04 2025 11:14:19. Please print or save for your records.

Legal Name	Charter Number	Filing Type	Status
CBJ PROPERTIES, INC.	19910350 D	BUSINESS CORPORATION	GOOD STANDING

Filing Date	Expiration Date	Jurisdiction
09/06/1990	N/A	MAINE

**Other Names** (A=Assumed ; F=Former)

NONE

### Principal Home Office Address

#### Physical

234 CASCO ROAD  
NAPLES, ME 04055

#### Mailing

234 CASCO ROAD  
NAPLES, ME 04055

### Clerk/Registered Agent

#### Physical

ROBERT E. DANIELSON  
65 WEST COMMERCIAL STREET  
SUITE 106  
PORTLAND, ME 04101

#### Mailing

ROBERT E. DANIELSON  
PO BOX 545  
PORTLAND, ME 04112-0545

[New Search](#)

Click on a link to obtain additional information.

List of Filings

[View list of filings](#)

Obtain additional information:



# Section 4

---

## Land Use Table

#### **Section 4 – Land Use Table**

Included in this Section is a land use table that compares allowed use types in the Residential and Commercial Zoning Districts.

Use Type	Residential		Commercial	
	Permitted	Permitted w/SPR	Permitted	Permitted w/SPR
<b>RESIDENTIAL USES</b>				
Accessory Residential Structures	Y			
Dwelling, Multiplex		Y		
Manufactured Housing	Y <sup>1</sup>			
Modular Housing			Y	
Minor Residential Subdivision				Y
One Family or Duplex Dwelling	Y			
One Family Dwelling			Y	
One Residence & One Commercial Use on Same Lot				Y <sup>2</sup>
Planned Residential Developments		Y <sup>1</sup>		
<b>COMMERCIAL USES</b>				
Agriculture	Y <sup>1</sup>		Y <sup>1</sup>	
Animal Husbandry	Y <sup>1</sup>			
Bed-And-Breakfast Establishments		Y		Y
Businesses			Y	
Business and Professional Services				Y
Campgrounds		Y <sup>1</sup>		Y <sup>1</sup>
Commercial Recreation: Outdoor		Y		
Commercial Recreation: Indoor & Outdoor				Y
Commercial Sales & Service: Indoor & Outdoor				Y
Commercial Subdivisions				Y
Construction Services				Y
Drive-Through Facilities				Y
Enclosed Warehousing & Distribution Facilities				Y
Home Occupations	Y <sup>1</sup>		Y	
Junkyards				Y
Kennels				Y
Marijuana Establishments				Y
Motor Vehicle Sales				Y
Motor Vehicle Service Stations				Y
Motor Vehicle Repair Garages				Y
Restaurants				Y
Retail Trade				Y
Solar Energy System, Roof-Mounted	Y		Y	
Timber Harvesting	Y		Y	
Truck Facilities				Y
Two or More Businesses in One or More Structures on Same Lot				Y <sup>3</sup>
Veterinary Services				Y
Visual & Performing Arts Buildings		Y		Y
<b>INDUSTRIAL/EXTRACTIVE USES</b>				
Light Industrial Uses				Y <sup>4</sup>
Mineral Extractions		Y <sup>1</sup>		Y
Mineral Explorations			Y	
Mineral Processing				Y
Solar Energy System, Ground-Mounted, Small Scale		Y		Y
Solar Energy System, Ground-Mounted, Large Scale		Y		Y
<b>INSTITUTIONAL/MEDICAL/OTHER USES</b>				
Cemeteries		Y		
Churches		Y		Y
Community Living Use		Y		
Daycare Centers		Y		Y
Medical Facilities/Walk-In Services				Y
Municipal & State Facilities		Y		Y
Nursing Homes		Y		Y
Private Assembly		Y		Y
Public Assembly		Y		Y
Public Utilities		Y		Y
Residential Care Facilities		Y		Y
Schools		Y		Y

<sup>1</sup> that comply with performance standards herein<sup>2</sup> Provided the lot has a minimum of 80,000 square feet and 300 feet of road frontage<sup>3</sup> Provided the lot has a minimum of 80,000 square feet<sup>4</sup> That meet performance standards

# Section 5

---

## Existing Conditions & Resource Map



NOTES:

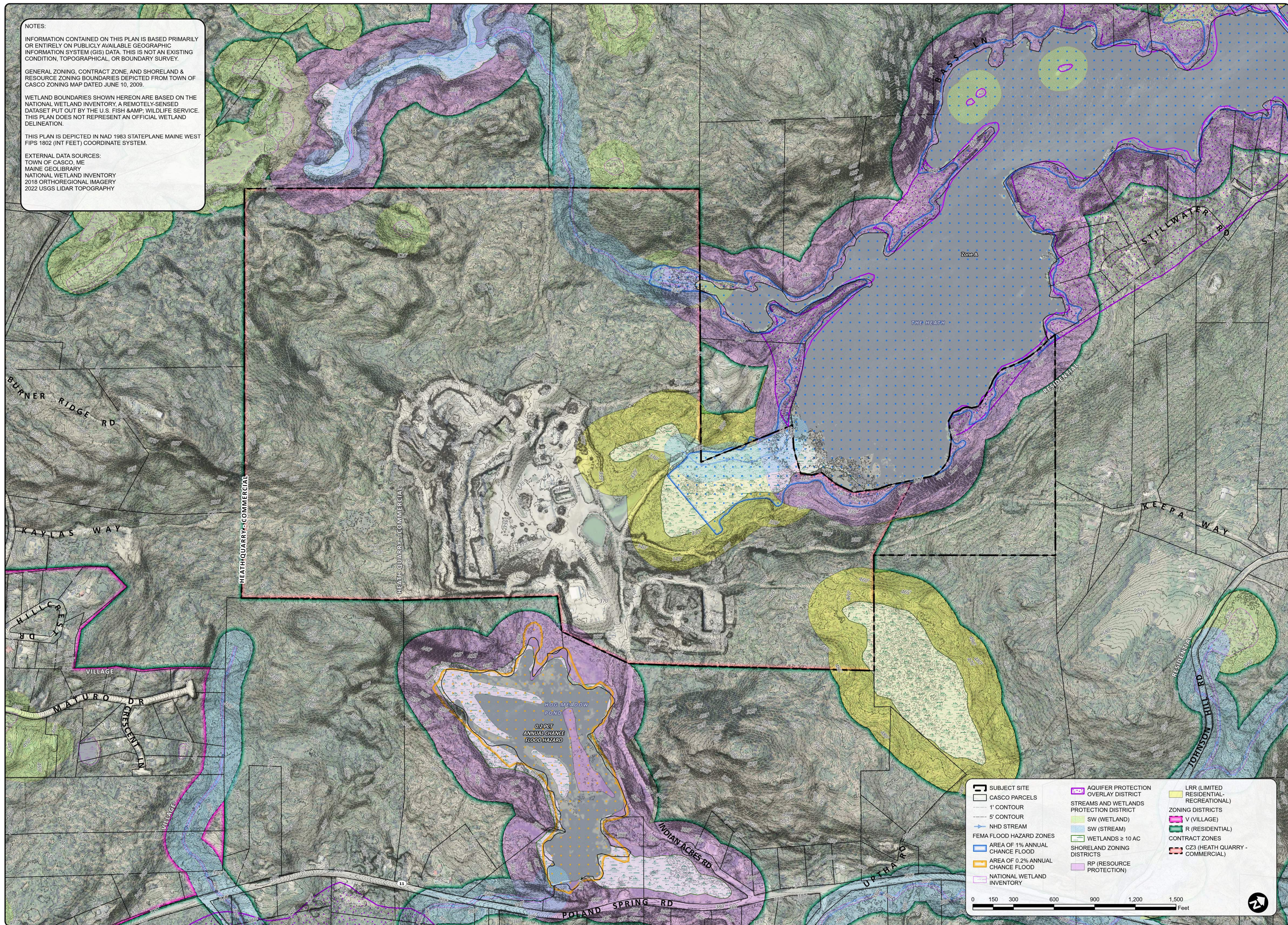
INFORMATION CONTAINED ON THIS PLAN IS BASED PRIMARILY OR ENTIRELY ON PUBLICLY AVAILABLE GEOGRAPHIC INFORMATION SYSTEM (GIS) DATA. THIS IS NOT AN EXISTING CONDITION, TOPOGRAPHICAL, OR BOUNDARY SURVEY.

GENERAL ZONING, CONTRACT ZONE, AND SHORELAND & RESOURCE ZONING BOUNDARIES DEPICTED FROM TOWN OF CASCO ZONING MAP DATED JUNE 10, 2009.

WETLAND BOUNDARIES SHOWN HEREON ARE BASED ON THE NATIONAL WETLAND INVENTORY, A REMOTELY-SENSED DATASET PUT OUT BY THE U.S. FISH & WILDLIFE SERVICE. THIS PLAN DOES NOT REPRESENT AN OFFICIAL WETLAND DELINEATION.

THIS PLAN IS DEPICTED IN NAD 1983 STATEPLANE MAINE WEST  
FIPS 1802 (INT FEET) COORDINATE SYSTEM.

EXTERNAL DATA SOURCES:  
TOWN OF CASCO, ME  
MAINE GEOLIBRARY  
NATIONAL WETLAND INVENTORY  
2018 ORTHOREGIONAL IMAGERY  
2022 USGS LIDAR TOPOGRAPHY



GIS PLAN

NOT FOR  
CONSTRUCTION

[illegible]

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

**SEBAGO**  
TECHNICS

**EBAGOTECHNICS.COM**  
5 John Roberts Rd, Suite 4A  
South Portland, ME 04106

207-200-2100  
South Portland Bridgton Sanford and Bath

## EXISTING GEOGRAPHIC INFORMATION PLAN

OF:  
HEATH QUARRY  
90 INDIAN ACRES ROAD  
CASCO, MAINE

FOR:  
P&K SAND & GRAVEL INC.

234 CASCO ROAD  
NAPLES MAINE 04055

DESIGNED	
DRAWN	MTM
CHECKED	
DATE	2/14/2025
SCALE	1" = 300'
PROJECT	250067

SHEET 1 OF 1



# Section 6

## Proposed Zoning Map



THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC. SOME OR ALL OF THE INFORMATION USED IN THIS GIS PLAN RELIES ON PUBLIC DATA. THIS IS NOT A BOUNDARY SURVEY.