

TOWN OF CASCO
PLANNING BOARD MEETING
December 16, 2024
6:30 PM

First Order of Business:

- Call Meeting to Order
- Determine a Quorum
- Review and Approval of the Meeting Agenda
- Approve Meeting Minutes of November 18, 2024
- Public Participation for Non-Agenda Items

Old Business:

- Site Plan Review:
 - New Application submitted by Tor Moson requesting a Proposed Brewery and Tap Room at 333 Roosevelt Trail, Casco ME. Map 2, Lot 14-E
The proposed business will be called Lakes Region Brewing

New Business:

- Comprehensive Plan Implementation Committee – Discussion
- Casco Library - Discussion

Comments:

Next Meeting

TBD

Possibly January 6, or 13th - New 2025 Schedule in progress

Adjourn Meeting:

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 public hearing, comment time is limited to 2 minutes per speaker during public participation. Matters related to personnel shall not be heard.

General Description of Business

In keeping with the Town of Casco's Comprehensive Plan, Lakes Region Brewing will be using the existing cedar shake cottage style building formerly known as Chutes Café and Bakery at 333 Roosevelt Trail, Casco, maintaining Casco's rural, aesthetic heritage. We will have an inviting outdoor beer garden facing Rt. 302. Encouraging people to stop and not simply drive through at fast speeds.

We want to become part of the community and the community to be part of us. Our indoor decorating scheme will tie in with the outdoor recreational activities of the area.

Lakes Region Brewing will be a small Maine Brewery specializing in traditional ales. These ales will feature beers produced by Bray's Brewing Company between 1995 and 2018 plus new styles as developed. There will also be nitro beers and weekly cask ales.

Our food offerings will primarily come from Food Trucks and pop-up vendors, we will also offer a small menu of items made out of our kitchen when outside vendors are not available. We would like to offer the use of our kitchen space through short term sublease to the pop-up vendors.

Our maximum beer production would be 280 gallons per week.

Food trucks will be required to be self-sufficient for their own wastewater. All food service on site will be using disposable plates and utensils.

We will have 50 seats inside and 30 seats outside.

Open hours will be:

Thursday 4-8pm

Friday 4-9pm

Saturday 12-9pm

Sunday 12-6pm

Monday Holidays 12-6pm

APPLICANT'S NAME Mason Bray LLC (Please print). DATE 10-29-2024

CASCO SITE PLAN REVIEW SUBMISSIONS CHECKLIST

Unless expressly waived by the Planning Board, the following items are required for all applications for Site Plan Review.

***ALL items must be answered. If N/A, include explanation. If any items are left blank, the application will be deemed incomplete.**

	*Applicant (check complete)	Planning Board (date complete)
A. A fully executed and signed copy of the application for Site Plan Review.	<input checked="" type="checkbox"/>	
B. Fifteen (15) copies of a site plan showing the following at a scale not to exceed 50' to the inch.	<input checked="" type="checkbox"/>	
1. Owner's name, address and signature.	<input checked="" type="checkbox"/>	
2. Names and addresses of all abutters.	<input checked="" type="checkbox"/>	
3. Sketch map showing general location of site within town.	<input checked="" type="checkbox"/>	
4. Boundaries of contiguous properties under control of owner or applicant.	<input checked="" type="checkbox"/>	
5. Bearing and distances of all property lines and source of this information.	<input checked="" type="checkbox"/>	
6. Zoning classifications(s) and boundaries.	<input checked="" type="checkbox"/>	
7. Soil types and locations.	<input checked="" type="checkbox"/>	
8. The location of all building setbacks as required by zoning ordinance.	<input checked="" type="checkbox"/>	
9. The location, size and character of all signs and exterior lighting.	<input checked="" type="checkbox"/>	
10. The lot area of the parcel, street frontages, and zoning requirements for minimum lot.	<input checked="" type="checkbox"/>	
11. The location of all existing and proposed buildings (including size and height), driveways, sidewalks, parking spaces, loading areas, open spaces, large trees, open drainage courses, signs and exterior lighting, utilities, services areas, easements and landscaping.	<input checked="" type="checkbox"/>	

12. The location of all buildings within 50 feet of the parcel to be developed and the location of intersecting roads or driveways within 200 feet of the parcel.

✓

13. Existing and proposed topography of the site at 2-foot contour intervals if major changes to existing topography are being proposed.

N/A see Ex 1

C. A stormwater drainage plan showing:

1. The existing and proposed method of handling stormwater runoff.

✓

2. The direction of flow of runoff through use of arrows.

✓

3. The location, elevation, and size of all catch basins, dry wells, drainage ditches, swales, retention basins, culverts and storm sewers.

✓

4. Engineering calculations used to determine drainage requirements based on a 25-year storm frequency, if the project will significantly alter the existing drainage pattern due to such factors as the amount of new impervious surface (such as paving and building area) being proposed.

N/A see Ex 1

D. A utility plan showing provisions for water supply and wastewater disposal, including a completed HHE 200 form completed by a licensed site evaluator or Maine Certified Soils Scientist, and the size and location of all test pits, piping, holding tanks, leachfields, etc.

✓

E. A planting schedule keyed to the site plan and indicating the varieties of trees, shrubs and other plants to be planted on the site.

N/A see Ex 1

F. Building plans, properly scaled, showing all elevations, together with a schedule detailing the type, color and texture of all proposed principal buildings and structures and all accessory buildings and structures.

N/A see Ex 1

G. Copies of any proposed or existing easements, covenants, and deed restrictions.

✓

H. Copies of all applicable State approvals and permits.

see Ex 1

I. Other information as requested by the Planning Board. Please note below.

**TOWN OF CASCO PLANNING BOARD
APPLICATION FORM**

APPLICANT:Name Moson Bray LLCAddress PO Box 25
Casco, ME. 04077Email tor.moson@braysbrewingcompany.comTelephone Number - Home Ter Moson (207) 712-7686
PLEASE PROVIDE AT Office Mike Bray (207) 595-0222
LEAST TWO NUMBERS Cell _____Interest in Property leasing for brewery and Taproom
(attach documentation) see G

Interest in abutting property, if any _____

OWNER:Name CHRISTIAN HILL PROPERTIES LLCAddress PO Box 707, South Casco Planning
04077PLEASE 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) _____

PROJECT _____ Single Family _____ Multiplex _____ Other

LOCATIONStreet Address 333 Roosevelt Trail
Registry of Deeds Book 8251 Page 0281
Assessor's Office Map _____ Lot 14E**OTHER PROJECT INFORMATION**Size of Parcel (acres) 1.47

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:

N/A

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.

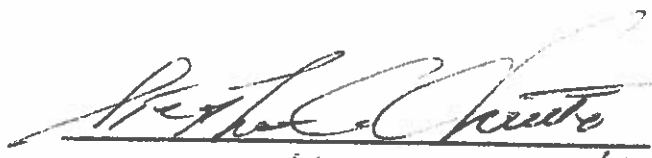
*** All materials to be considered by the Planning Board will be received no later than NOON on the due date for the specific Planning Board meeting. Any material or information received thereafter will not be heard by the Planning Board until a later meeting.**

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.

10/24/2024
DATE


SIGNATURE OF APPLICANT/OWNER OR REPRESENTATIVE


FOR CHRISTIAN HILL
PROPERTIES, LLC



500 feet Abutters List Report

Casco, ME
October 07, 2024

Subject Property:

Parcel Number: 2-14-E
CAMA Number: 2-14-E
Property Address: 333 ROOSEVELT TRL Unit E

Mailing Address: CHUTE, EDWARD & GLORIA & STEPHEN
PO BOX 274 C/O KRISTIN CHUTE
SOUTH CASCO, ME 04077

Abutters:

Parcel Number: 2-13-A
CAMA Number: 2-13-A
Property Address: 315 ROOSEVELT TRL Unit A

Mailing Address: BOONE, LARRY J SR
315 ROOSEVELT TRL
CASCO, ME 04015

Parcel Number: 2-14
CAMA Number: 2-14
Property Address: 46 RED MILL RD

Mailing Address: YELLOW BEAR, INC
PO BOX 1000
SOUTH CASCO, ME 04077

Parcel Number: 2-14-4
CAMA Number: 2-14-4
Property Address: 325 ROOSEVELT TRL Unit 4

Mailing Address: PROSSER, ALAN R
195 ST. JOHN ST
PORTLAND, ME 04102

Parcel Number: 2-14-4B
CAMA Number: 2-14-4B
Property Address: RED MILL RD Unit 4B

Mailing Address: YELLOW BEAR, INC
PO BOX 1000
SOUTH CASCO, ME 04077

Parcel Number: 2-14-F
CAMA Number: 2-14-F
Property Address: 17 CHUTES MOUNTAIN LN Unit F

Mailing Address: MIRANDA, DANIELA CASCO, WILSON
312 MAIN ST
GORHAM, ME 04038

Parcel Number: 2-14-F1
CAMA Number: 2-14-F1
Property Address: 24 CHUTES MOUNTAIN LN Unit F1

Mailing Address: TURNBALL, AMANDA M
24 CHUTES MOUNTAIN LN
CASCO, ME 04015

Parcel Number: 2-14-G
CAMA Number: 2-14-G
Property Address: 10 RED MILL RD Unit G

Mailing Address: CHUTE, STEPHEN & LINDA
PO BOX 274 C/O KRISTIN CHUTE
SOUTH CASCO, ME 04077

Parcel Number: 2-15-1
CAMA Number: 2-15-1
Property Address: 326 ROOSEVELT TRL Unit 1

Mailing Address: MH PARSONS & SONS LUMBER
COMPANY
PO BOX 450
YORK, ME 03909

Parcel Number: 2-15-2
CAMA Number: 2-15-2
Property Address: 342 ROOSEVELT TRL Unit 2

Mailing Address: CURTIS AUTO SALES, LLC
PO BOX 609
OXFORD, ME 04270

Parcel Number: 2-15-3
CAMA Number: 2-15-3
Property Address: ROOSEVELT TRL Unit 3

Mailing Address: GOODHUE SEBAGO REAL PROPERTY,
LLC
PO BOX 853
WOLFEBORO, NH 03894



www.cai-tech.com

10/7/2024

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

Page 1 of 2



500 feet Abutters List Report

Casco, ME
October 07, 2024

Parcel Number: 2-16
CAMA Number: 2-16
Property Address: 4 INDUSTRIAL WAY

Mailing Address: PRM PROPERTIES, LLC
PO BOX 1099
RAYMOND, ME 04071

Parcel Number: 2-16-1
CAMA Number: 2-16-1
Property Address: SEBAGO HAVEN RD Unit 1

Mailing Address: WELCH, WILLIAM M TTEE SEBAGO
HAVEN RD PRESERVATION TRUST
PO BOX 9729
PORTLAND, ME 04104-5029

Parcel Number: 2-22-A
CAMA Number: 2-22-A
Property Address: 29 GRANITE LN Unit A

Mailing Address: NOBLE, KIRK S
29 GRANITE LN
CASCO, ME 04015

Parcel Number: 2-22-A2
CAMA Number: 2-22-A2
Property Address: 21 GRANITE LN Unit A2

Mailing Address: MADISON, JOHN W
PO BOX 752
SOUTH CASCO, ME 04077

Parcel Number: 2-22-B
CAMA Number: 2-22-B
Property Address: 15 GRANITE LN Unit B

Mailing Address: MORTON, THOMAS & DEBORAH
15 GRANITE LN
CASCO, ME 04015

Parcel Number: 24-10
CAMA Number: 24-10
Property Address: 355 ROOSEVELT TRL

Mailing Address: D'ASCANIO, NICHOLAS D
PO BOX 102
SOUTH CASCO, ME 04077

Parcel Number: 24-11
CAMA Number: 24-11
Property Address: 351 ROOSEVELT TRL

Mailing Address: WEBB, PETER S & PAULINE
78 RASPBERRY LN
BRIDGTON, ME 04009

Parcel Number: 24-12
CAMA Number: 24-12
Property Address: 6 GRANITE LN

Mailing Address: BOLK, MICHAEL
6 GRANITE LN
CASCO, ME 04015

Parcel Number: 24-6
CAMA Number: 24-6
Property Address: 312 ROOSEVELT TRL

Mailing Address: WEINSTEIN, NEAL L
32 SACO AVE
OLD ORCHARD BEACH, ME 04064

Parcel Number: 24-7
CAMA Number: 24-7
Property Address: 314 ROOSEVELT TRL

Mailing Address: CLIPPERS OC, LLC
4 VISTA RD
RAYMOND, ME 04071



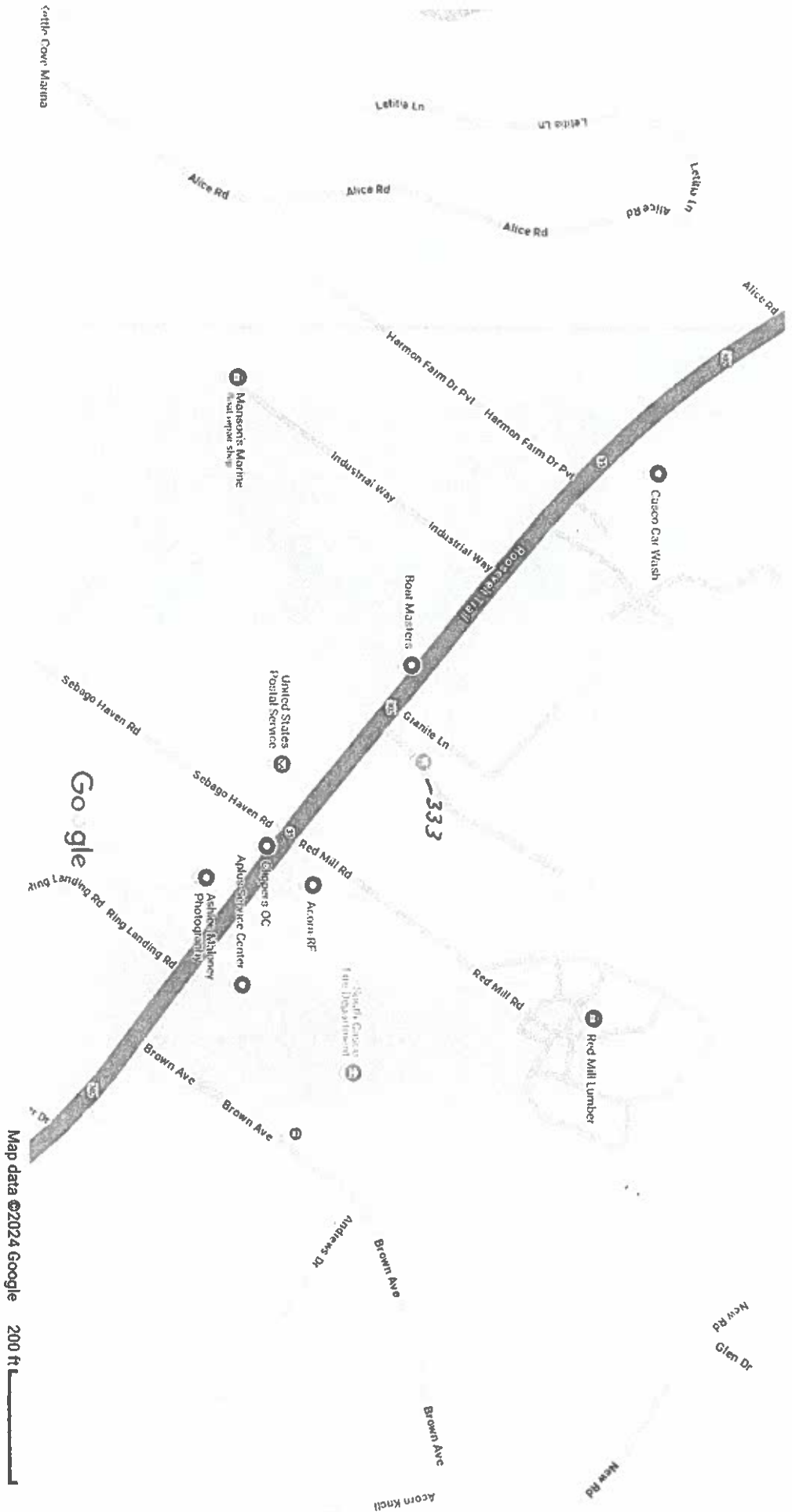
www.cai-tech.com

10/7/2024

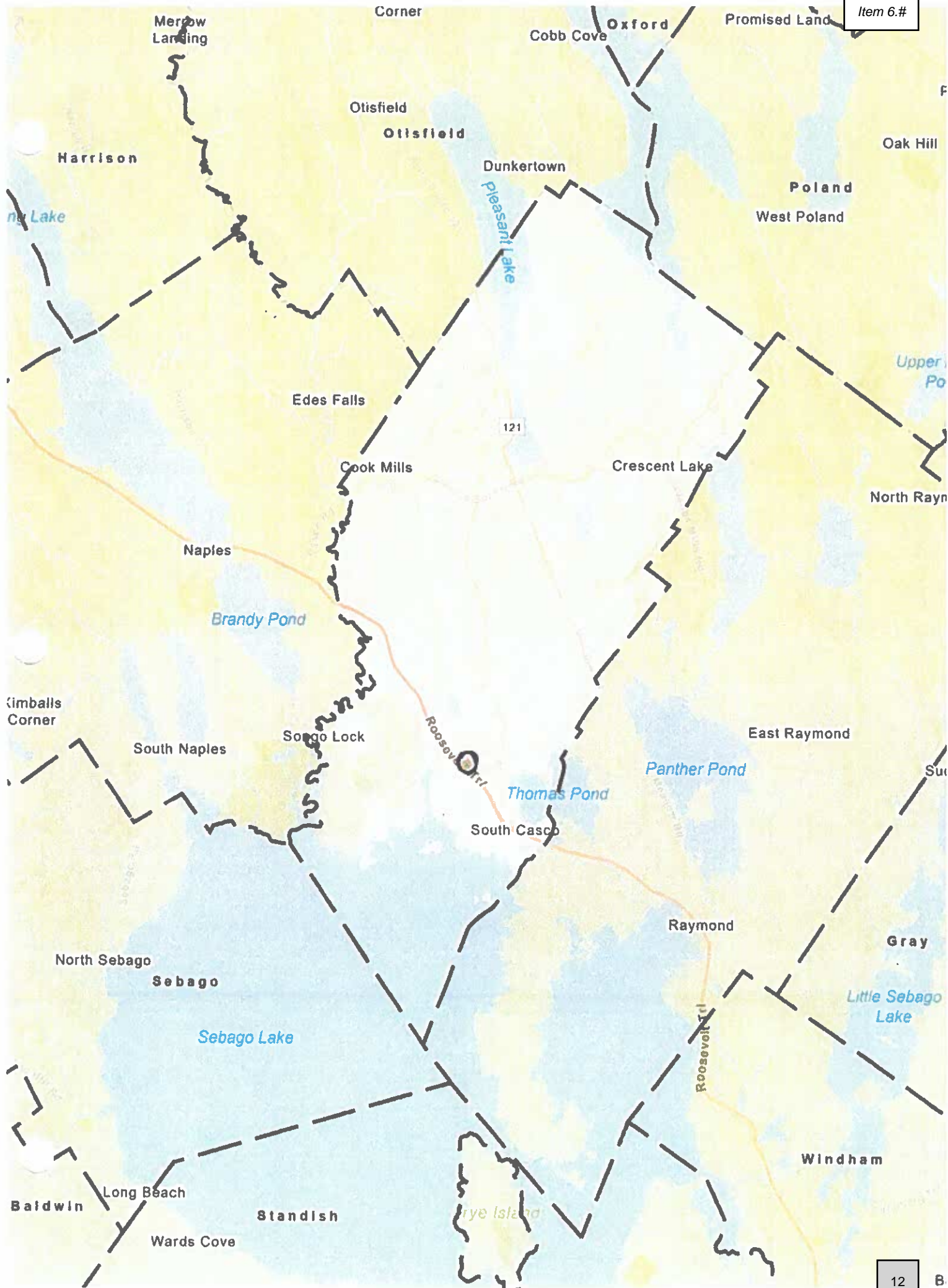
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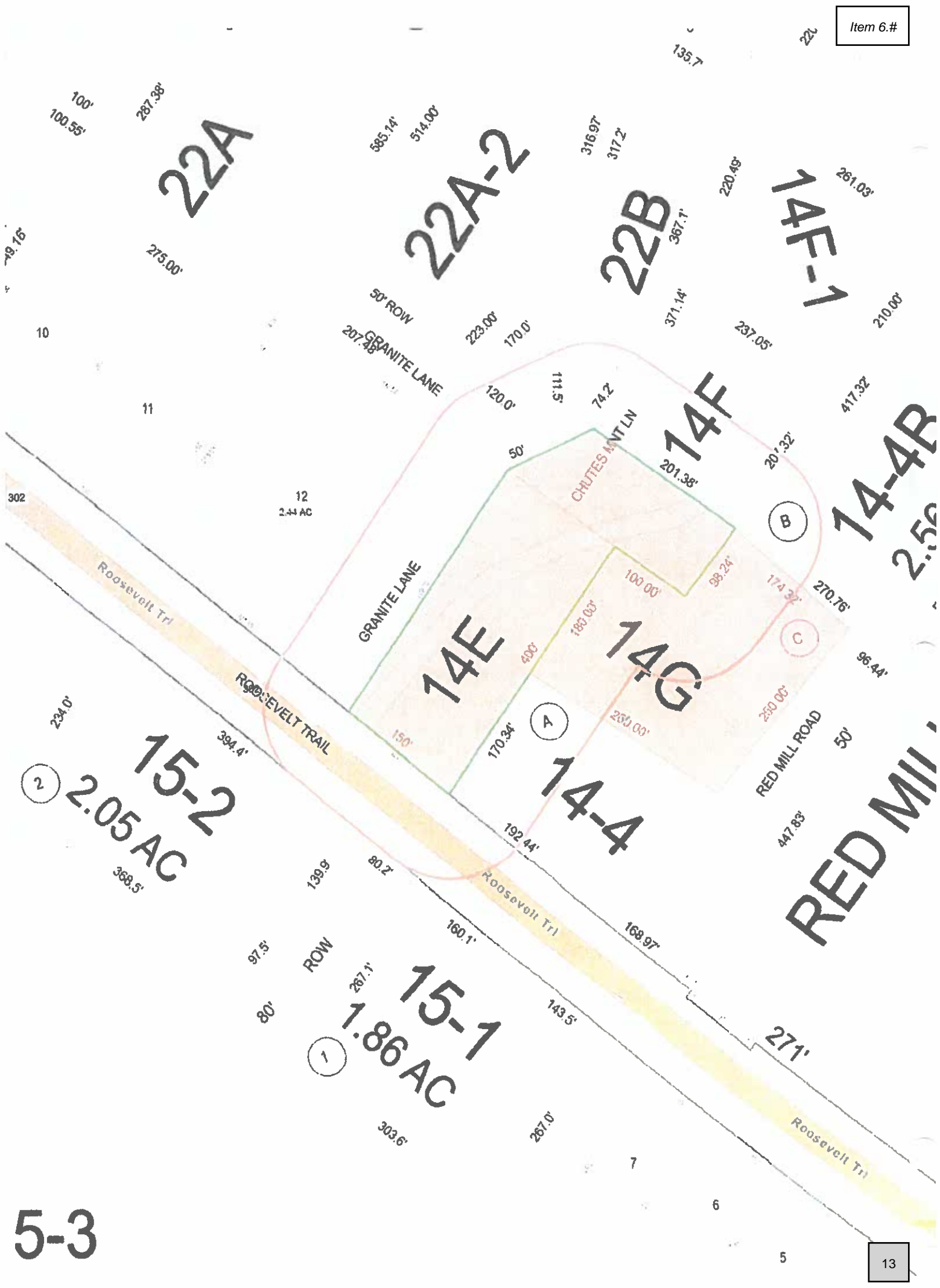
Google Maps

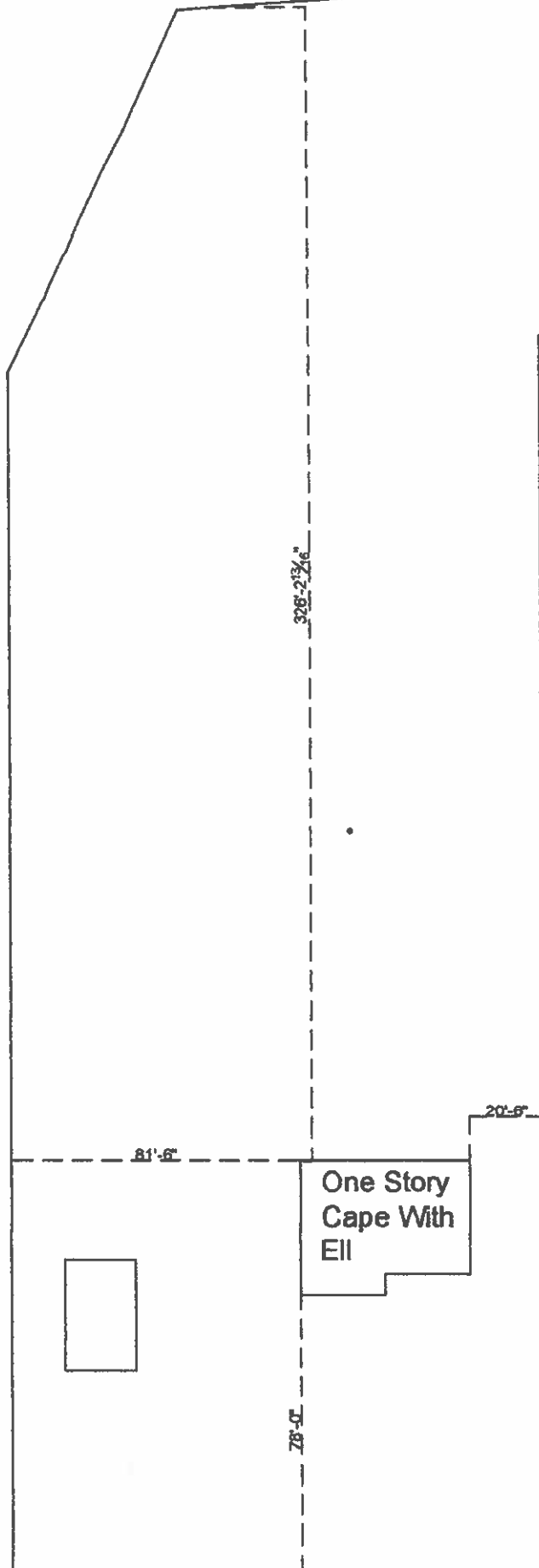
333 Roosevelt Trail, Casco, Maine











Plan View: Parcel 14E at 333
Roosevelt Trail Showing Existin
24' x 38' One Story Cape with
attached 24' x 32' Ell with
Property Boundary Setbacks

W

170.0'

120.0.

三三

14.2

CHUTES MONT LN

201.38'

12

GRANITE LANE

14E

14G

144

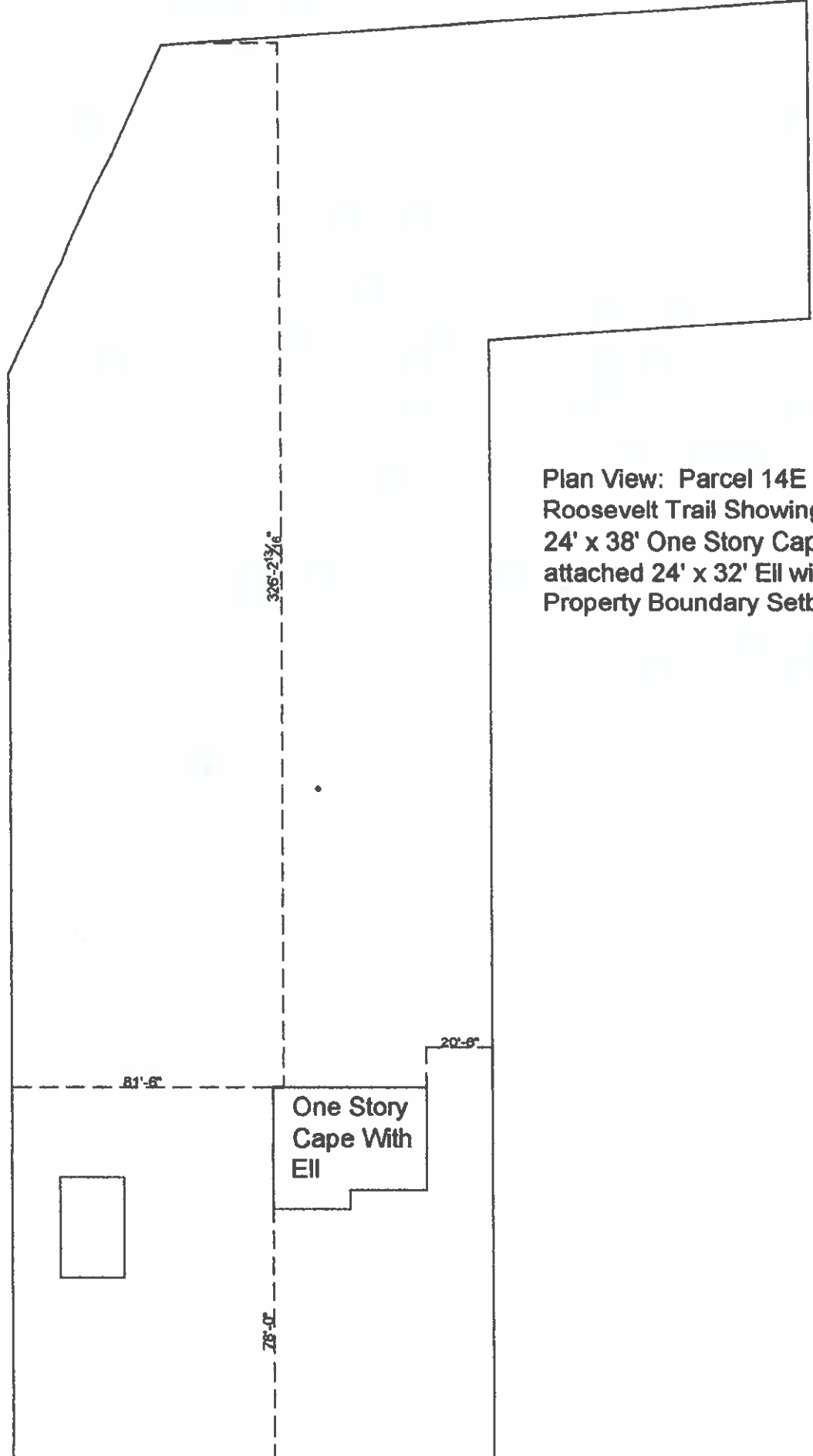
SEVELT TRAIL

139.9.

80.2'

160

168



Plan View: Parcel 14E at 333
Roosevelt Trail Showing Existing
24' x 38' One Story Cape with
attached 24' x 32' Ell with
Property Boundary Setbacks

One Story
Cape With
Ell

Zoning Classification

After much thought and consideration, we feel that Lakes Region Brewery best fits the zone classification of a restaurant in the commercial district of Casco Maine. The definition of a restaurant according to 215-2.1 of the zoning codes of the Town of Casco Maine is “a commercial establishment where food and drink are prepared, served and consumed primarily within the principal building. Outdoor seating is permitted. Drive-through facilities are not included in this definition.”

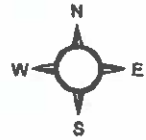
We propose to use the building at 333 Roosevelt Trail as a brewery and taproom where food and drink will be prepared, served, and consumed.

Town of Casco Zoning Map - Part 1 of 2

A copy of the Official Zoning Map, Part 1,
adopted on June 10, 2009, and
amended on January 12, 2013
with the addition of CZ4.

**Village, Residential, Commercial,
Manufactured Housing Park,
Aquifer Protection Overlay,
Resort Commercial Overlay
and Contract Zones**

NOTE: The Zoning Map is printed in TWO PARTS:
Part 2 shows all the Shoreland Zoning Districts and
the Streams and Wetlands Protection District;
Part 1 shows all the other districts. Every
parcel is subject to the provisions of
all districts in which it lies. When
there is a conflict in any provision
among the districts, the most
restrictive provision applies.



Feet
0 2,000 4,000

Legend

Zoning Districts

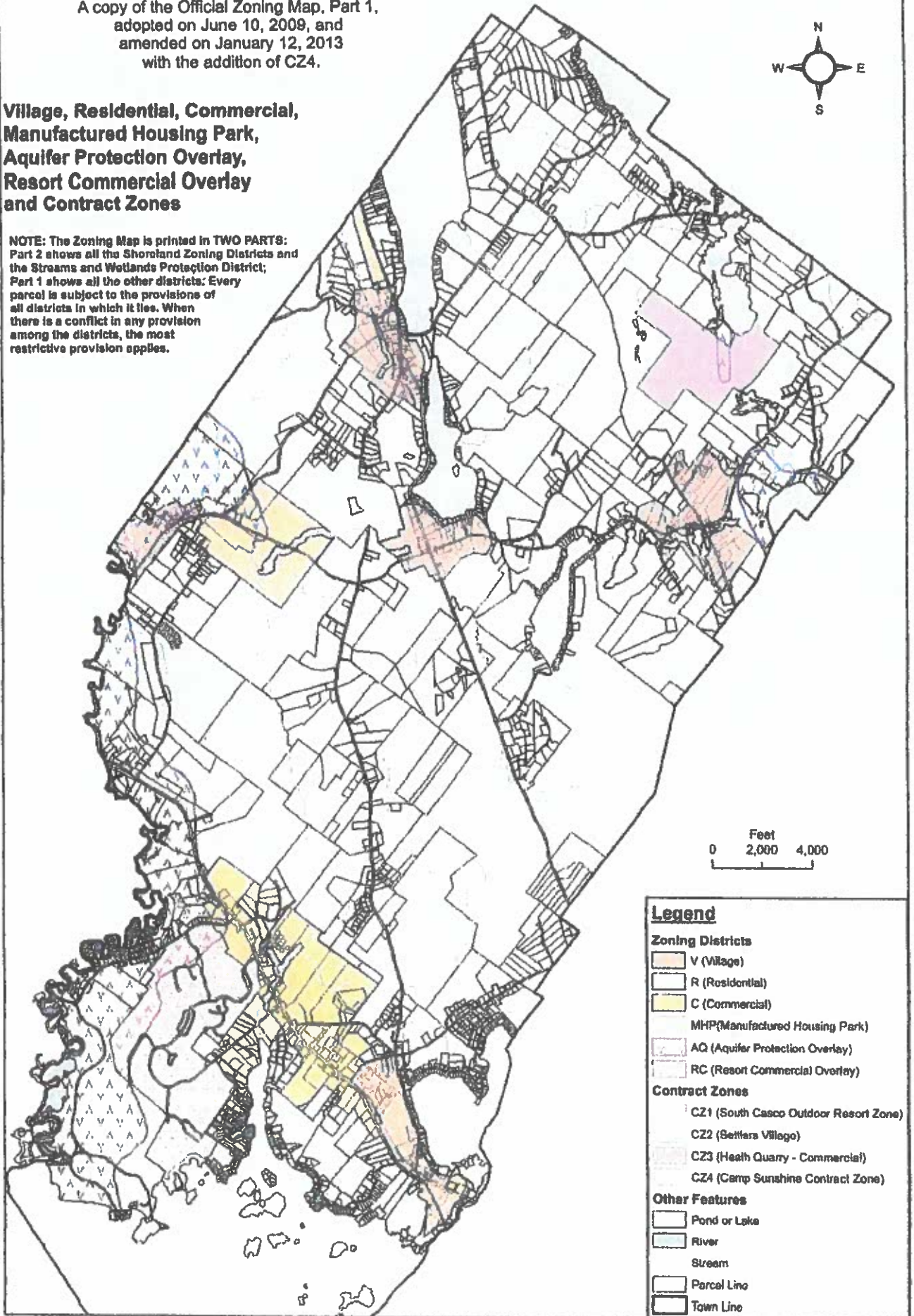
- V (Village)
- R (Residential)
- C (Commercial)
- MHP (Manufactured Housing Park)
- AQ (Aquifer Protection Overlay)
- RC (Resort Commercial Overlay)

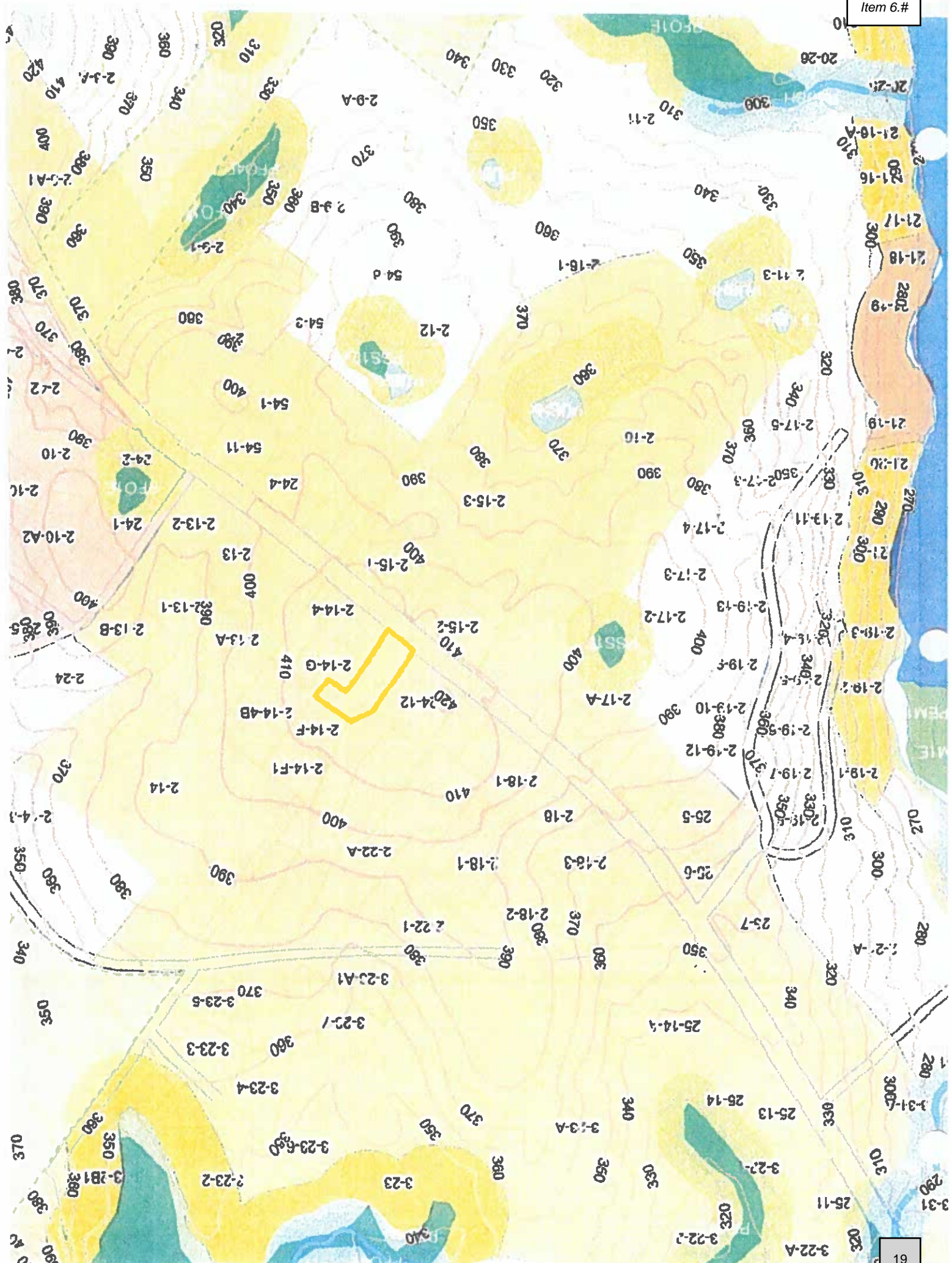
Contract Zones

- CZ1 (South Casco Outdoor Resort Zone)
- CZ2 (Settlers Village)
- CZ3 (Heath Quarry - Commercial)
- CZ4 (Camp Sunshine Contract Zone)

Other Features

- Pond or Lake
- River
- Stream
- Parcel Line
- Town Line





SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Division of Health & Environment
1207-289-3826

PROPERTY ADDRESS	
Town Or Plantation	CASCO
Street Subdivision Lot #	ROUTE 302
PROPERTY OWNERS NAME	
CHUTES BAKERY	
Last	First
Applicant Name	
Mailing Address of Owner/Applicant (If Different)	

Caution: Permit Required

The Subsurface Wastewater Disposal System shall not be installed until a Permit is attached here by the Local Plumbing Inspector. The Permit shall authorize the owner or installer to install the disposal system in accordance with this application and the Maine Subsurface Wastewater Disposal Rules.

Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a Permit.

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules.

Signature of Owner/Applicant

Date

Local Plumbing Inspector Signature

Date Approved

PERMIT INFORMATION

THIS APPLICATION IS FOR:

- ☐ NEW SYSTEM
- ☒ REPLACEMENT SYSTEM
- ☐ EXPANDED SYSTEM
- ☐ EXPERIMENTAL SYSTEM

SEASONAL CONVERSION

to be completed by the LPI

- ☐ SYSTEM COMPLIES WITH RULES
- ☐ CONNECTED TO SANITARY SEWER
- ☐ SYSTEM INSTALLED - P#
- ☐ SYSTEM DESIGN RECORDED AND ATTACHED

IF REPLACEMENT SYSTEM:

YEAR FAILING SYSTEM INSTALLED ?

THE FAILING SYSTEM IS:

- ☐ BED
- ☐ CHAMBER
- ☐ TRENCH
- ☐ OTHER

SIZE OF PROPERTY

APPROX.
5 ACRES

ZONING

THIS APPLICATION REQUIRES:

- ☒ NO RULE VARIANCE
- ☐ NEW SYSTEM VARIANCE
Attach New System Variance Form
- ☐ REPLACEMENT SYSTEM VARIANCE
Attach Replacement System Variance Form
 - ☐ Requiring Local Plumbing Inspector Approval
 - ☐ Requires State and Local Plumbing Inspector Approval
- ☐ MINIMUM LOT SIZE VARIANCE

DISPOSAL SYSTEM TO SERVE:

- ☐ SINGLE FAMILY DWELLING
- ☐ MODULAR OR MOBILE HOME
- ☐ MULTIPLE FAMILY DWELLING
- ☒ OTHER 29 SEAT REST. 1 APT. + BAKERY
SPECIFY

INSTALLATION IS:

COMPLETE SYSTEM

- ☒ NON-ENGINEERED SYSTEM
- ☐ PRIMITIVE SYSTEM
(Includes Alternative Toilet)
- ☐ ENGINEERED (+ 2000 gpd)

INDIVIDUALLY INSTALLED COMPONENTS:

- ☐ TREATMENT TANK (ONLY)
- ☐ HOLDING TANK _____ GAL
- ☐ ALTERNATIVE TOILET (ONLY)
- ☐ NON-ENGINEERED DISPOSAL AREA (ONLY)
- ☐ ENGINEERED DISPOSAL AREA (ONLY)
- ☐ SEPARATED LAUNDRY SYSTEM

TYPE OF WATER SUPPLY

WELL

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

TREATMENT TANK

- ☒ SEPTIC: ☒ Regular
☐ Low Profile
- ☐ AEROBIC

SIZE: 2-1000 GALS.

WATER CONSERVATION

- ☒ NONE
- ☐ LOW VOLUME TOILET
- ☐ SEPARATED LAUNDRY SYSTEM
- ☐ ALTERNATIVE TOILET
SPECIFY

PUMPING

- ☐ NOT REQUIRED
- ☐ MAY BE REQUIRED
(DEPENDS ON TREATMENT TANK LOCATION AND ELEVATION)
- ☒ REQUIRED
DOSE: 150 EACH GALS.

CRITERIA USED FOR
DESIGN FLOW (BEDROOMS, SEATING
EMPLOYEES, WATER RECORDS, ETC)29 SEAT
RESTAURANT1-1 BEDROOM
APARTMENTBAKERY TO SERVE
RESTAURANTDESIGN
FLOW: 1212
(GALLONS/DAY)SOIL CONDITIONS USED FOR
DESIGN PURPOSES

PROFILE CONDITION

3 C

DEPTH TO
LIMITING
FACTOR

19

SIZE RATINGS USED FOR
DESIGN PURPOSES

- ☐ SMALL
- ☐ MEDIUM
- ☒ MEDIUM-LARGE
- ☐ LARGE
- ☐ EXTRA LARGE

DISPOSAL AREA TYPE/SIZE

- ☒ BED 4000 Sq. Ft.
- ☐ CHAMBER _____ Sq. Ft.
☐ REGULAR ☐ H-20
- ☐ TRENCH _____ Linear Ft.
- ☐ OTHER: _____

SITE EVALUATOR STATEMENT

On 3-28-88 (date) I conducted a site evaluation for this project and certify that the data reported is accurate. The system I propose is in accordance with the Subsurface Wastewater Disposal Rules.

Site Evaluator Signature

SE#

Date

(Local Plumbing Inspector's Signature
if permit is for Seasonal Conversion.)

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Town, City, Plantation

CASCO

Street, Road, Subdivision

ROUTE 302
SITE PLANDepartment of Human Services
Division of Health Engineering

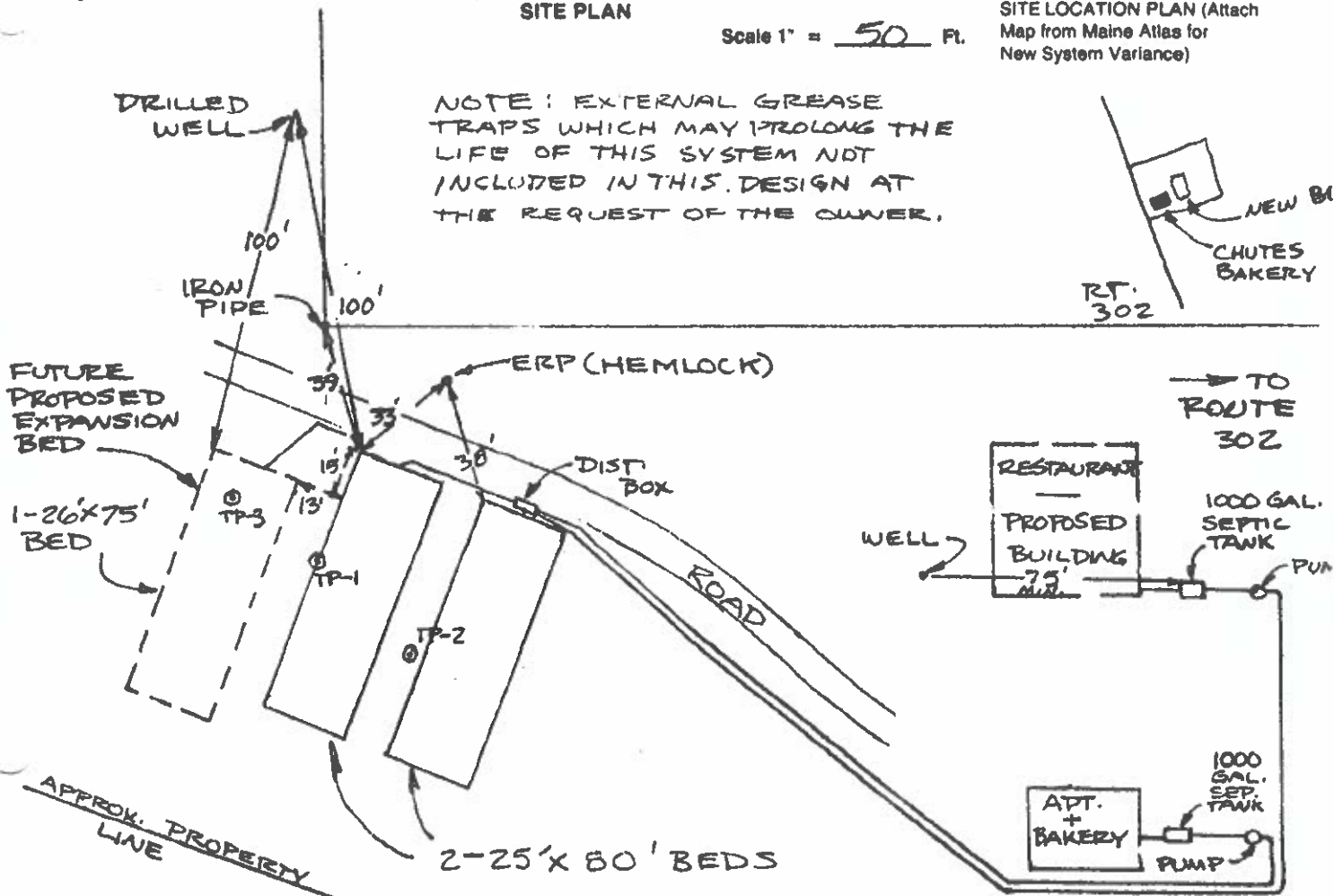
Owners Name

CHUTES BAKERY

SITE LOCATION PLAN (Attach
Map from Maine Atlas for
New System Variance)

Scale 1" = 50 Ft.

NOTE: EXTERNAL GREASE
TRAPS WHICH MAY PROLONG THE
LIFE OF THIS SYSTEM NOT
INCLUDED IN THIS DESIGN AT
THE REQUEST OF THE OWNER.



SOIL DESCRIPTION AND CLASSIFICATION

(Location of Observation Holes Shown Above)

Observation Hole TP-3 ☒ Test Pit ☐ Boring

1" Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
0		DK. BRN.	
6			
10	FINE SANDY	FRIABLE	RED. BRN.
15	LOAM		
20			COMMON
30	SILTY SANDY	FIRM	GRAY
40			
50			

Soil 3	Classification C	Slope 0-3%	Limiting Factor 19	<input checked="" type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock
Profile	Condition			

Observation Hole _____ ☐ Test Pit ☐ Boring

_____ " Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
0			
6			
10			
15			
20			
30			
40			
50			

Soil	Classification	Slope	Limiting Factor	<input type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock
Profile	Condition			

Richard Sweet
Site Evaluator Signature

034

4-20-88

SOIL DESCRIPTION AND CLASSIFICATION

(Location of Observation Holes Shown Above)

Observation Hole TP-1 ☒ Test Pit ☐ Boring

" Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
		DK. BRN.	
SANDY LOAM		YELL. BRN.	
	FRIABLE		
SANDY GRAVEL TILL		GRAY	COMMON DISTINCT

Soil <u>2</u> Profile	Classification <u>C</u> Condition	Slope <u>0-2</u> %	Limiting Factor <u>27</u>	<input checked="" type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock
-----------------------------	---	-----------------------	------------------------------	--

Observation Hole TP-2 ☒ Test Pit ☐ Boring

" Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
		DK. BRN.	
SANDY LOAM		YELL. BRN.	
	FRIABLE		
SANDY GRAV. TILL		GRAY	COMMON DISTINCT

Soil <u>2</u> Profile	Classification <u>C</u> Condition	Slope <u>0-2</u> %	Limiting Factor <u>25</u>	<input checked="" type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock
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Richard R. Smith
Site Evaluator or Professional Engineer's Signature

034
SE # PE #

12-7-83
Date

Page 2 of 3
HME - 200 Rev. 4/83

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Division of Health Engineering

Town, City, Plantation

Street, Road, Subdivision

Owners Name

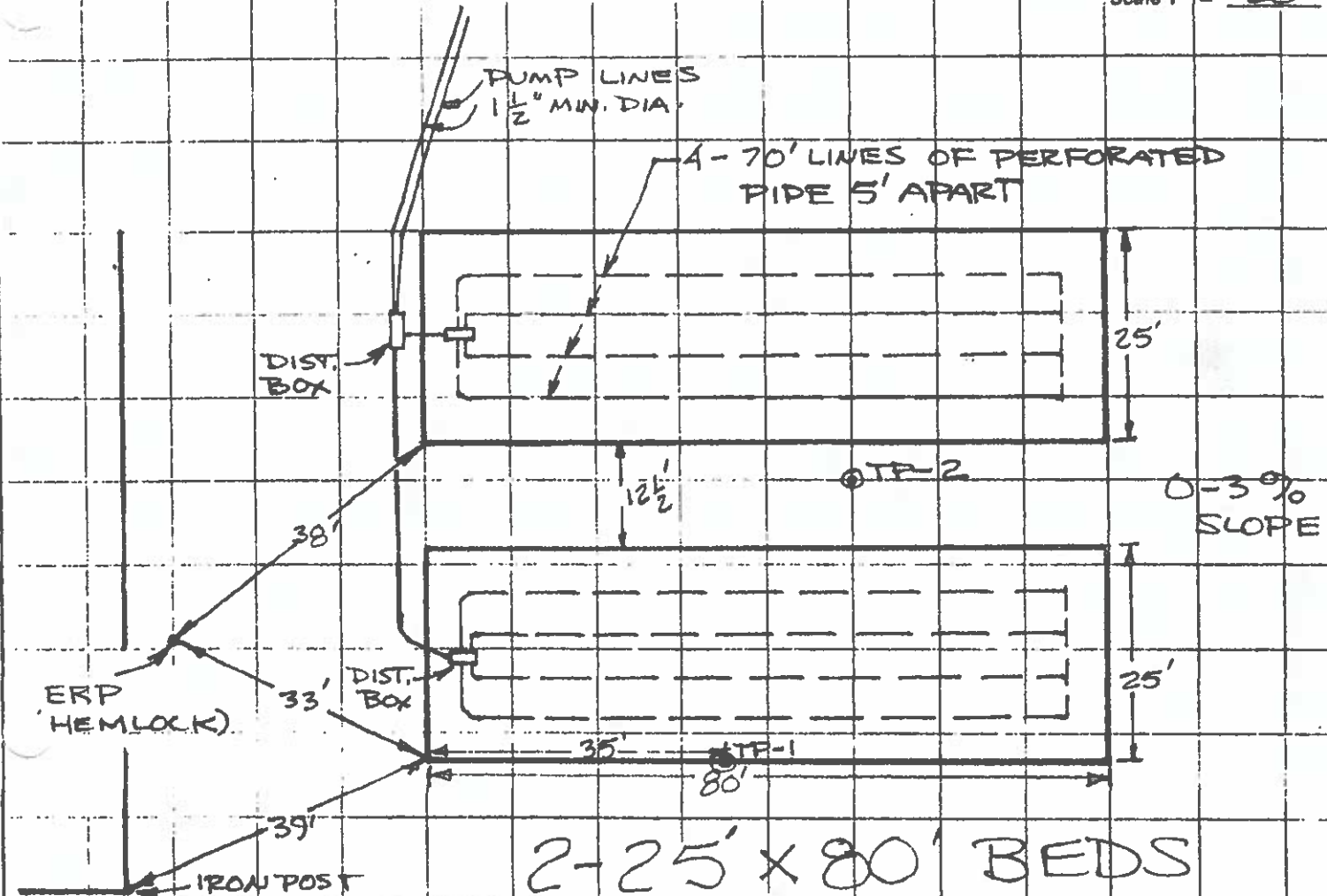
CASCO

ROUTE 302

CHUTES BAKERY

SUBSURFACE WASTEWATER DISPOSAL PLAN

Scale 1" = 20'



FILL REQUIREMENTS

Depth of Fill (Upslope) 17"

Depth of Fill (Downslope) 17"

CONSTRUCTION ELEVATIONS

Reference Elevation is 0

Bottom of Disposal Area -47"

Top of Distribution Lines or Chambers -36"

ELEVATION REFERENCE POINT
LOCATION & DESCRIPTION

CENTER OF ORANGE
CROSS ON HEMLOCK TREE

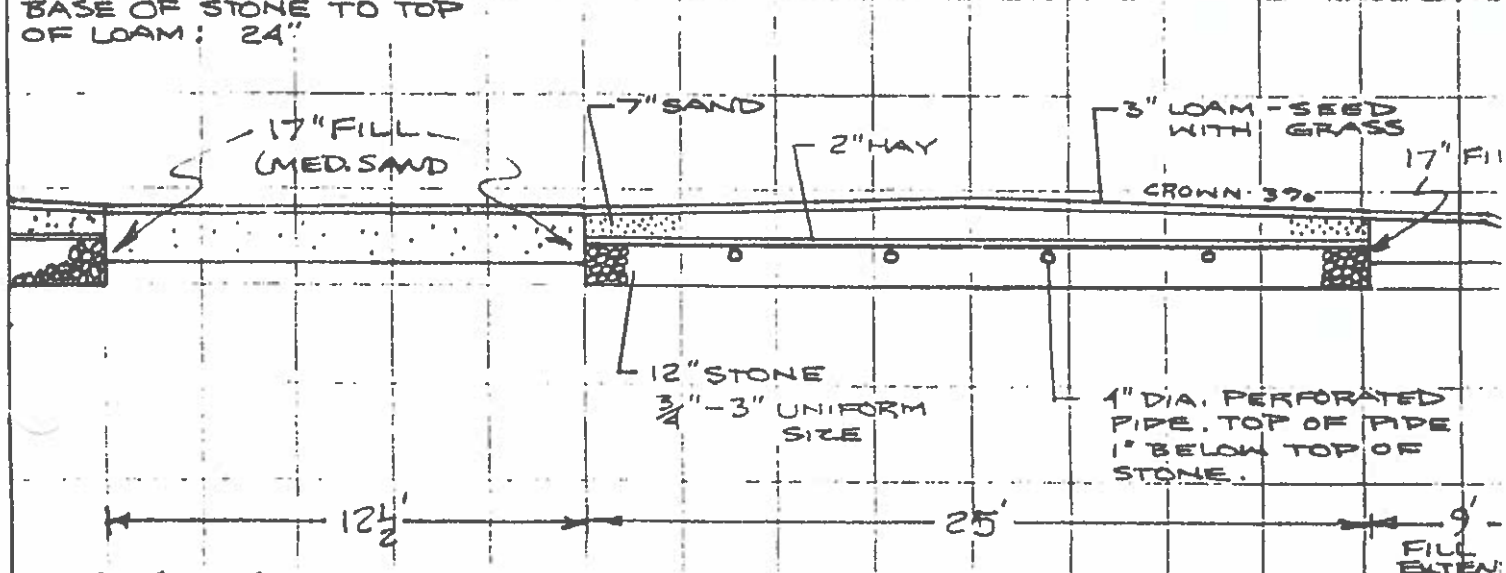
NOTE: SCARIFY GROUND
SURFACE BELOW FILL.
BED THICKNESS FROM
BASE OF STONE TO TOP
OF LOAM: 24"

DISPOSAL AREA CROSS SECTION

Scale:

Vertical: 1 inch = 5'

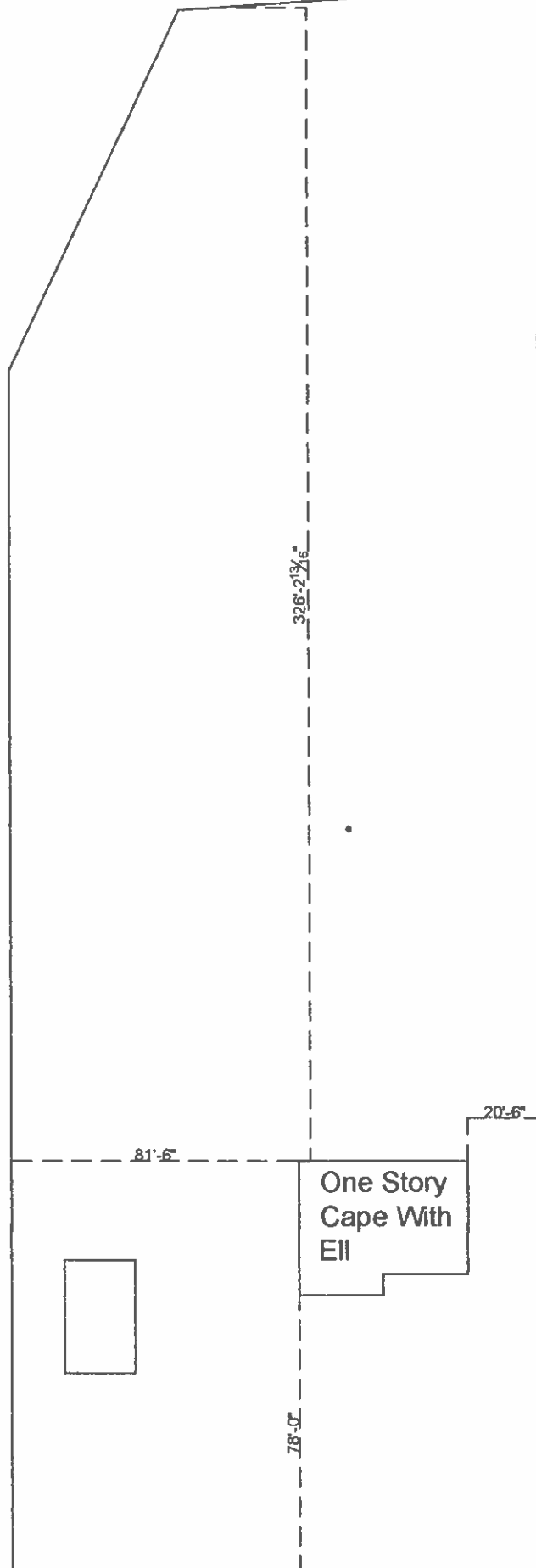
Horizontal: 1 inch = 5'



Richard O. Linnert

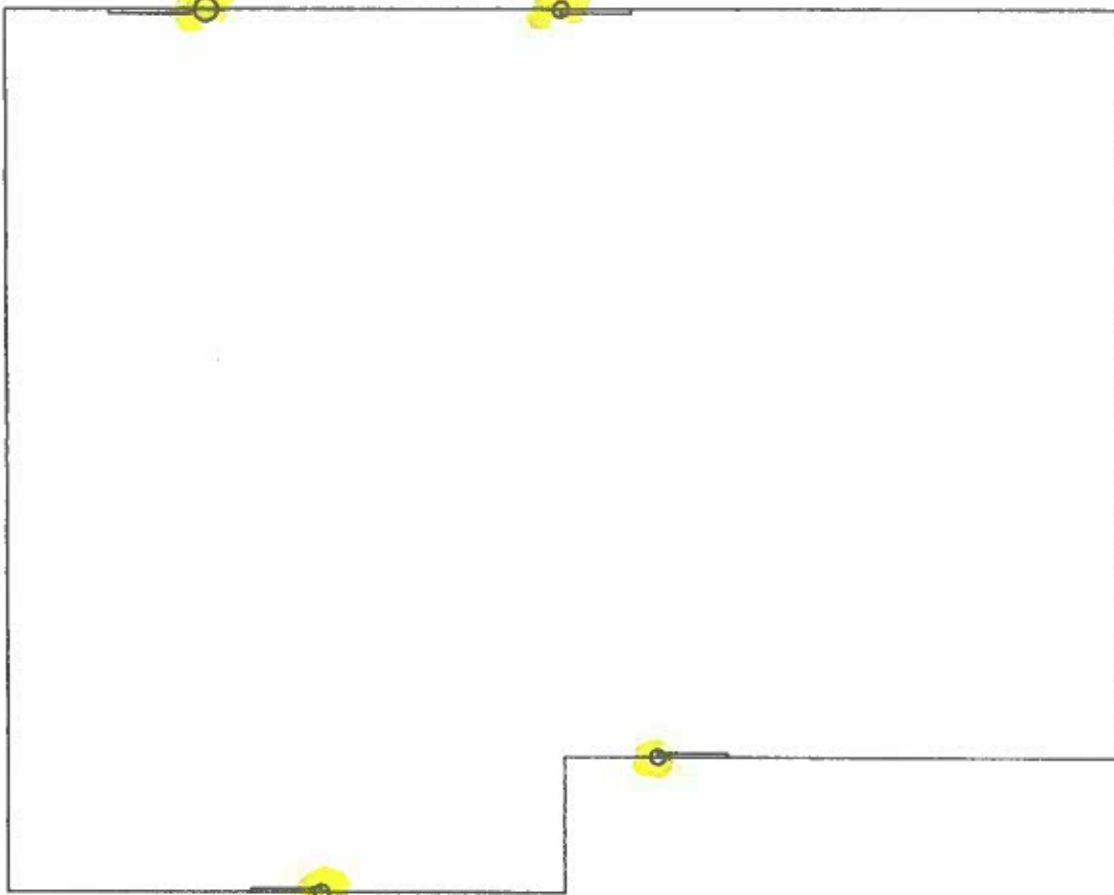
034

4-20-99



Plan View: Parcel 14E at 333
Roosevelt Trail Showing Existin
24' x 38' One Story Cape with
attached 24' x 32' Ell with
Property Boundary Setbacks

Slide 3: Plan View Showing locations of Entry Door lights



These four lights are conventional carriage style sconce lights. These sconces are illuminated by 60 watt equivalent LED bulbs providing 500 lumens at each doorway. This is called for in Chapter 215 Zoning Article 5 Performance Standards Subsection 215.12 H.

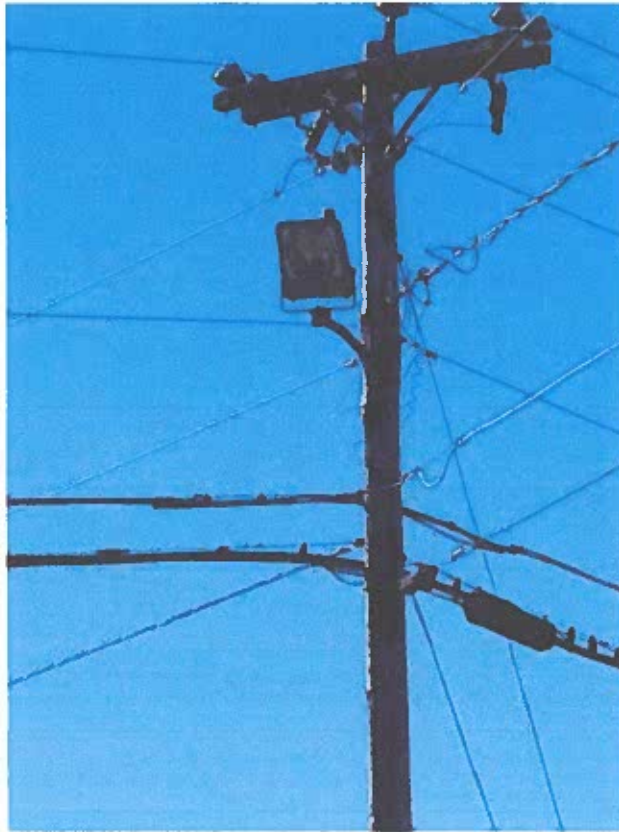


Plan View: Diagram Showing Location of Pole Mounted Floodlights to be installed by CMP in compliance with Chapter 215 Art. 5 SS 215.12 J At pole locations marked in diagram as LED Flood A and LED Flood B and designated by CMP as Poles 408-118 and 408-1 118-1 respectively.

Note that Existing Floodlight on pole 408 118 is deemed insufficient for purposes of compliance with applicable code and will be replaced and augmented by CMP with the addition of LED Flood B.

Pole 408 - 1 118-1
LED Flood B

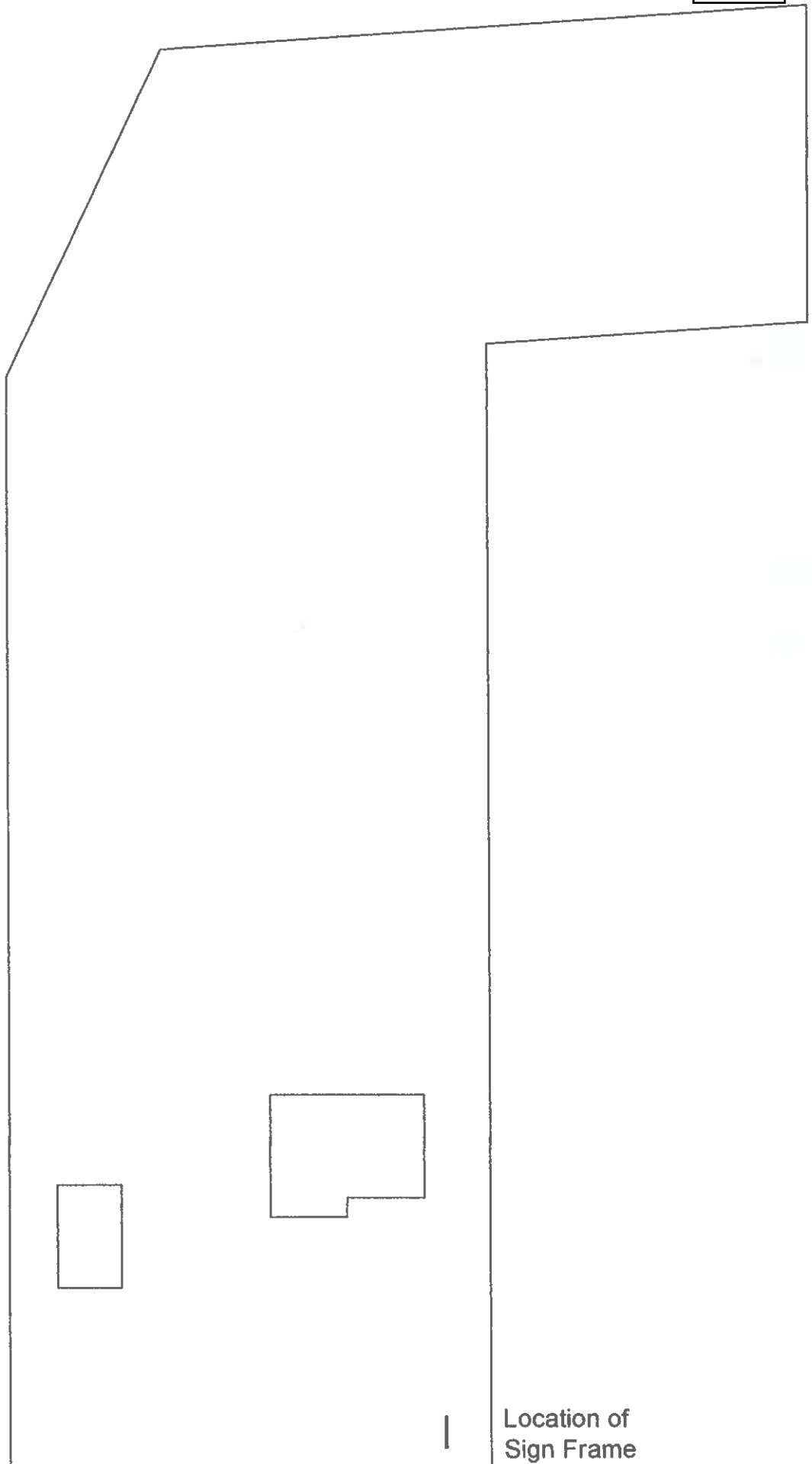
Pole 408 118
LED Flood A



Existing poll mounted high pressure sodium 250 W. 600 lumen floodlight, installed 03/18/2010 on poll 408 118, that is not in compliance with the current code 215 Art. 5 SS 215.12 J 1. The code states "Parking lots: an average of 1.5 footcandles throughout. When tested with a light meter the existing light read 1.2 footcandles directly under the source and quickly dropped to .12 footcandles at a distance of 20 feet. This will be replaced as mentioned in the outdoor lighting plan. We are working with CMP to choose the correct light for the purpose and the town codes.

Plan View: Diagram showing location of grandfathered sign frame. Frame is 10' wide by 14' high and 5.5" thick. It is set back from the pavement by 20' and from the side property boundary by 14'.

The sign area of the grandfathered sign is 82 sq ft.



Location of
Sign Frame

Minimum lot size

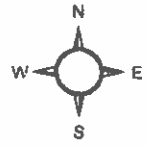
As per the town of Casco's code for the commercial district on Rt. 302 (215-4.7 D (1) and (3), The minimum lot size should be 80,000 square feet and the minimum road frontage should be 300 feet. The lot at 333 Roosevelt Trail is 64,033.2 square feet with a road frontage of 150 feet but is a nonconforming lot of record (215-3.2 and 215-9.12) and the buildings on the lot were built before the current code was written and are therefore grandfathered.

Town of Casco Zoning Map - Part 1 of 2

A copy of the Official Zoning Map, Part 1,
adopted on June 10, 2009, and
amended on January 12, 2013
with the addition of CZ4.

Village, Residential, Commercial, Manufactured Housing Park, Aquifer Protection Overlay, Resort Commercial Overlay and Contract Zones

NOTE: The Zoning Map is printed in TWO PARTS:
Part 2 shows all the Shoreland Zoning Districts and
the Streams and Wetlands Protection District;
Part 1 shows all the other districts. Every
parcel is subject to the provisions of
all districts in which it lies. When
there is a conflict in any provision
among the districts, the most
restrictive provision applies.



Feet
0 2,000 4,000

Legend

Zoning Districts

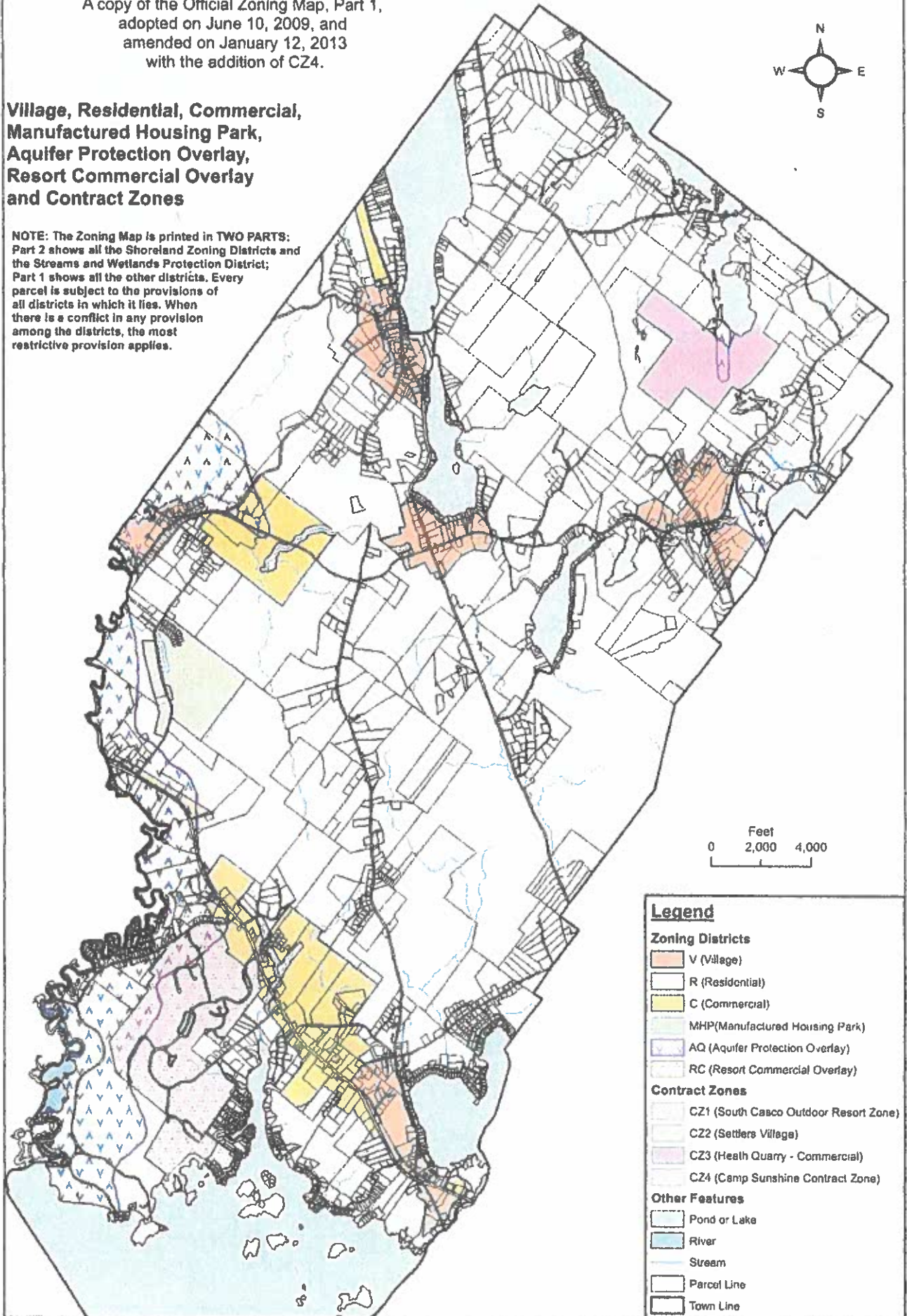
- V (Village)
- R (Residential)
- C (Commercial)
- MHP (Manufactured Housing Park)
- AQ (Aquifer Protection Overlay)
- RC (Resort Commercial Overlay)

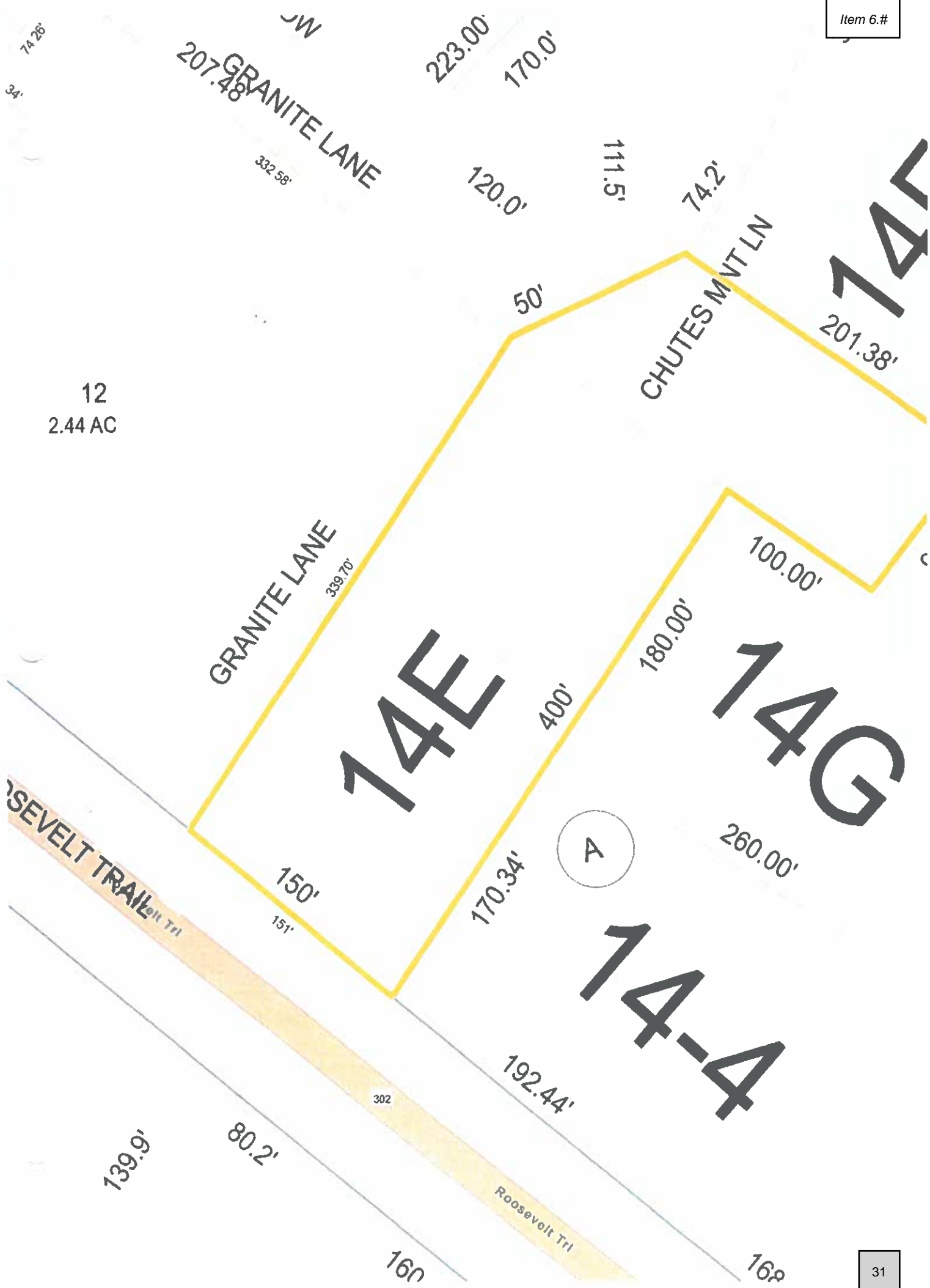
Contract Zones

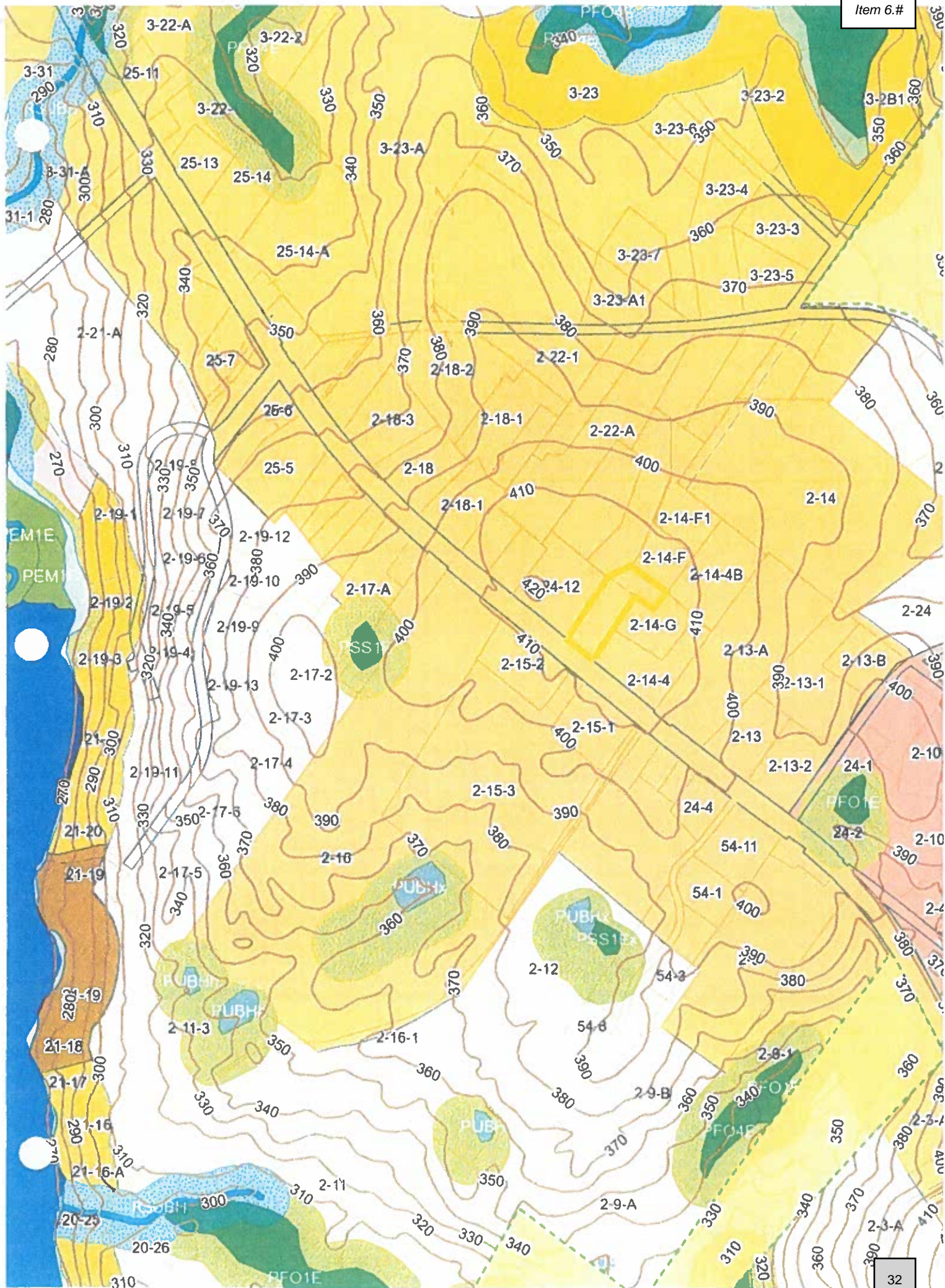
- CZ1 (South Casco Outdoor Resort Zone)
- CZ2 (Settlers Village)
- CZ3 (Heath Quarry - Commercial)
- CZ4 (Camp Sunshine Contract Zone)

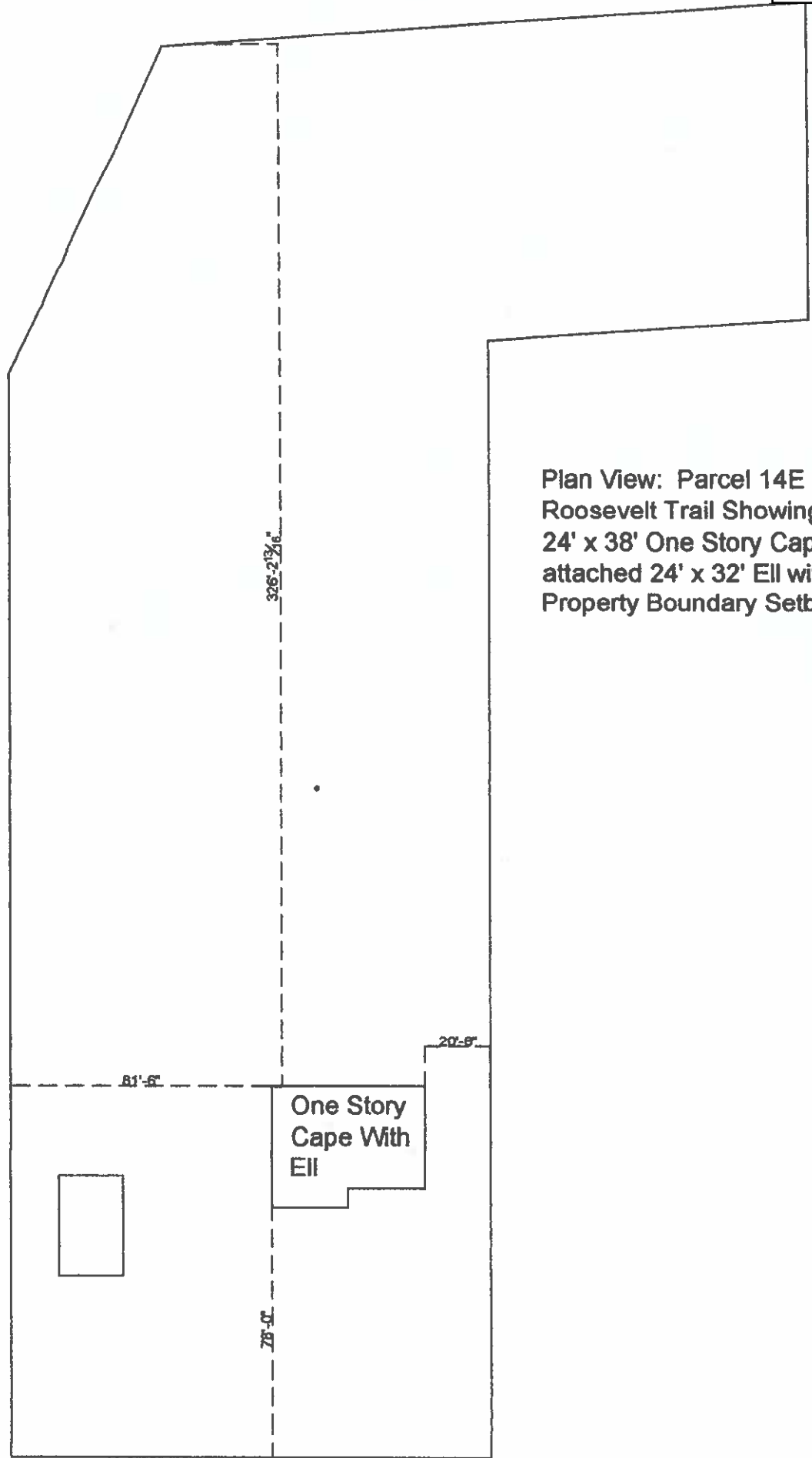
Other Features

- Pond or Lake
- River
- Stream
- Parcel Line
- Town Line







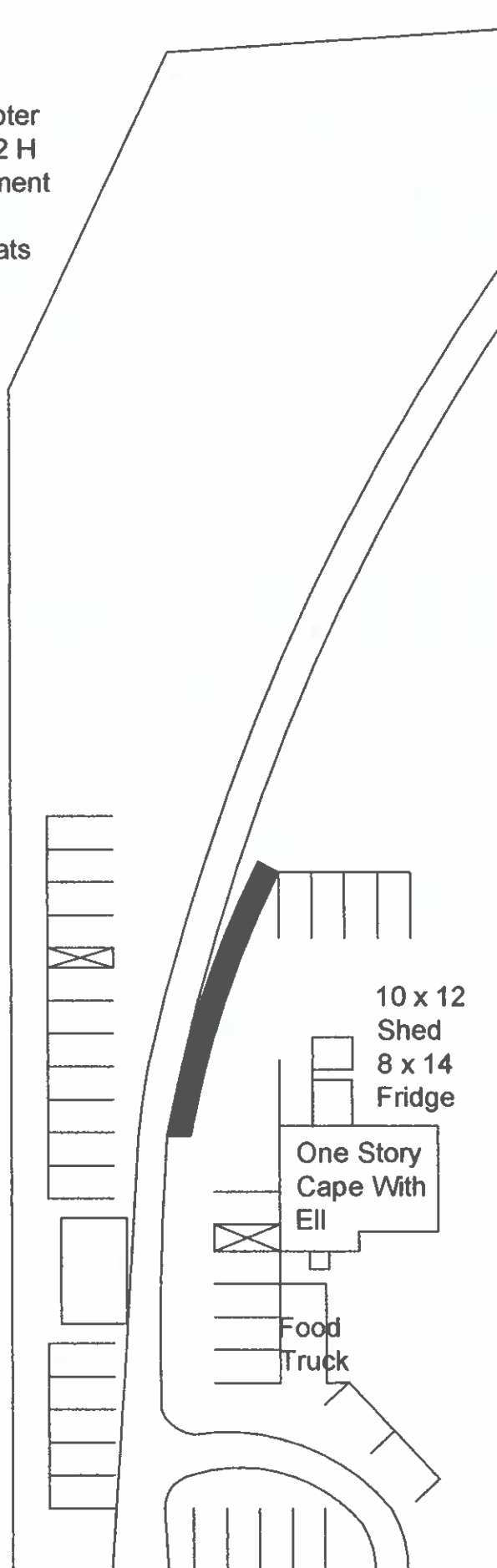


Plan View: Parcel 14E at 333
Roosevelt Trail Showing Existing
24' x 38' One Story Cape with
attached 24' x 32' Ell with
Property Boundary Setbacks

One Story
Cape With
Ell

Plan View: Parking Plan

Diagram showing
Parking Plan as per Chapter
215 Article 5 SS 215-5.22 H
Eating, Drinking, Amusement
and Recreation providing
1 parking space per 3 seats
and 1 parking space
and per employee. Also
Chute Mountain Lane
Easement as per
Chapter 215 Art. 5
SS 21.3 C and E1.



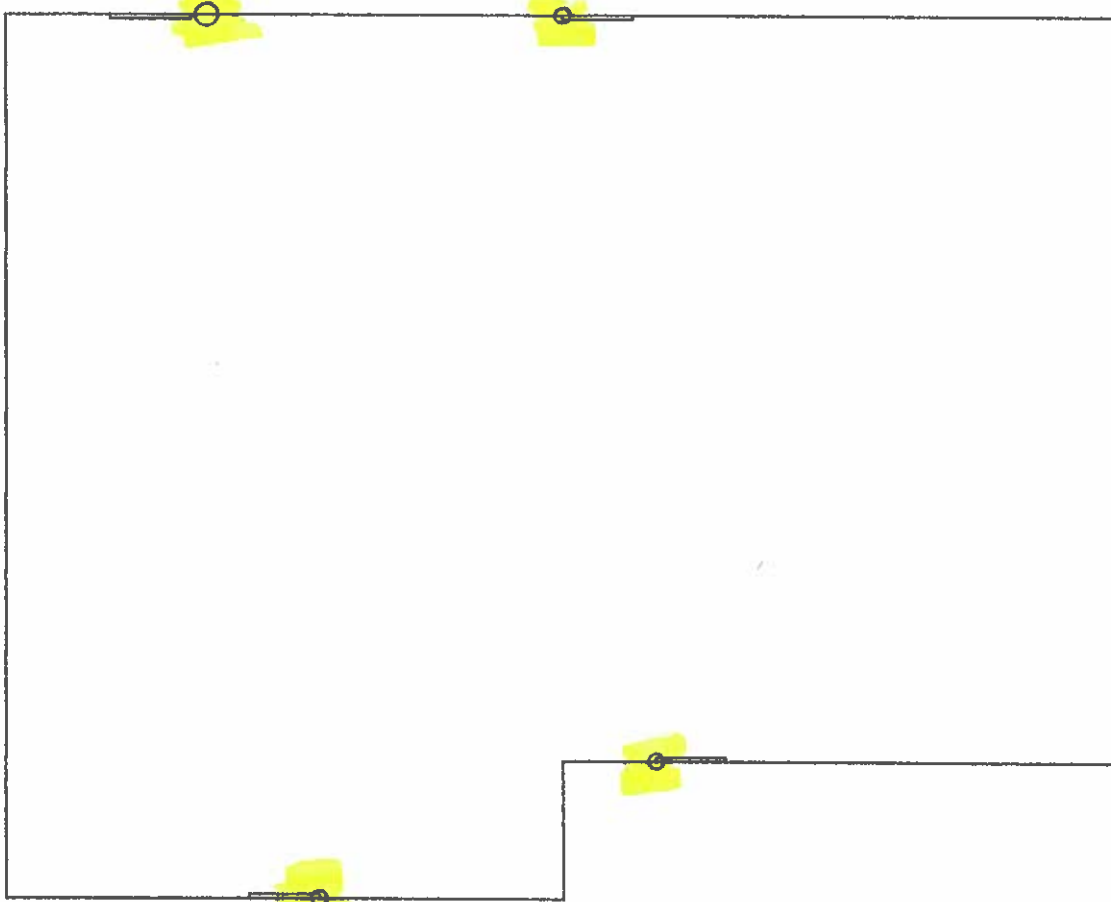
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Note that Existing Floodlight on pole 408 118 is deemed insufficient for purposes of compliance with applicable code and will be replaced and augmented by CMP with the addition of LED Flood B.

Pole 408 - 1 118-1
LED Flood B

Pole 408 118
LED Flood A

Slide 3: Plan View Showing locations of Entry Door lights

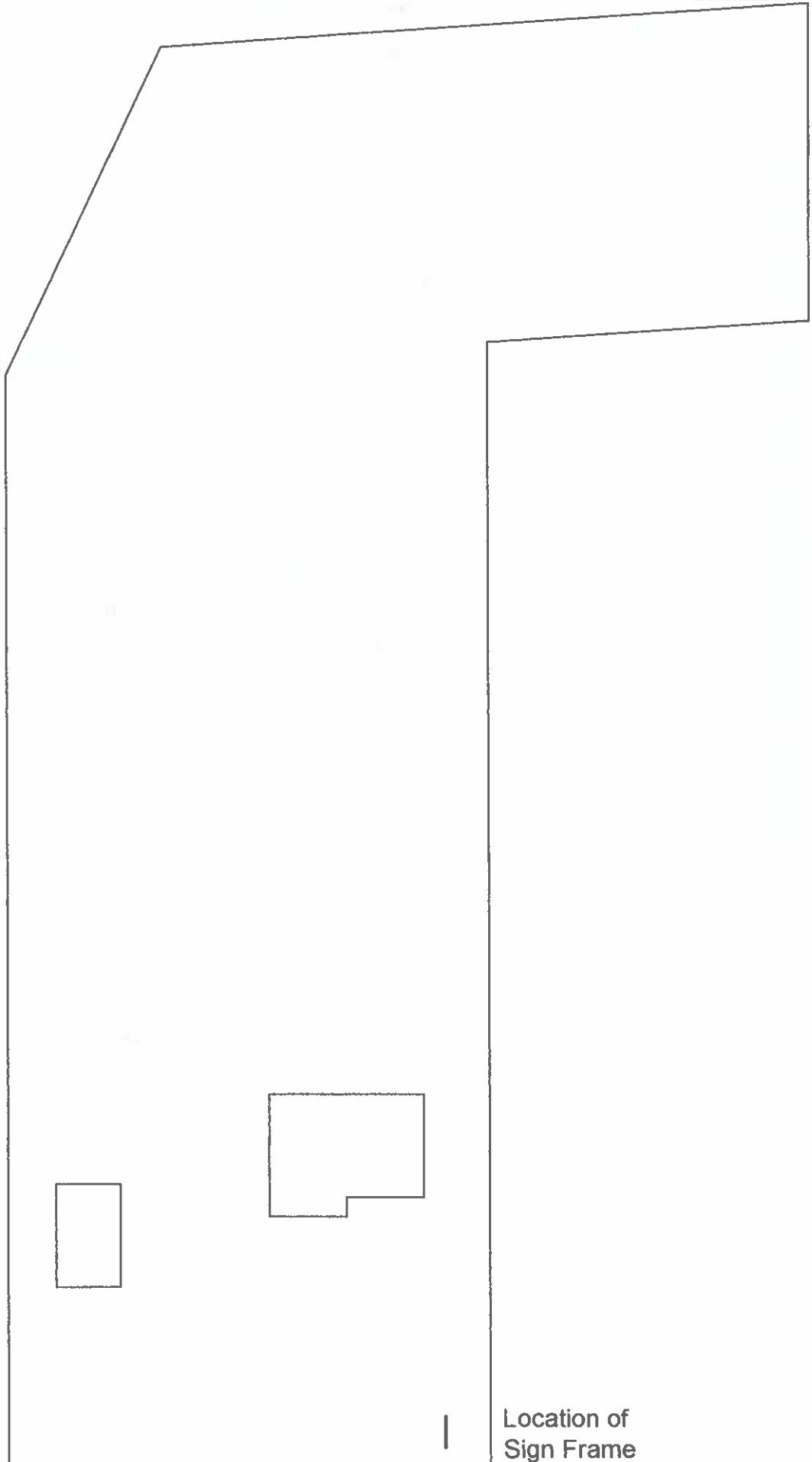


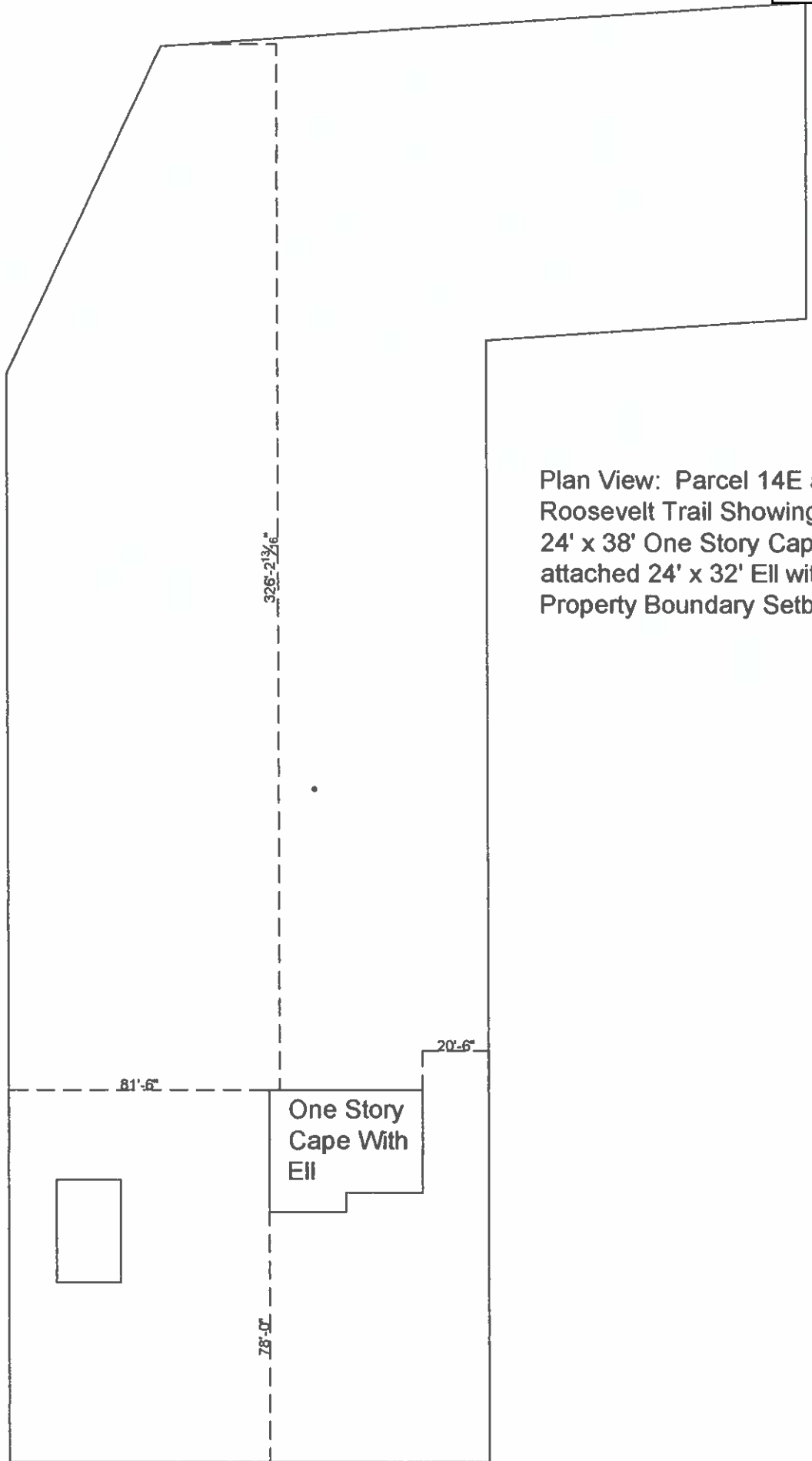
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Property Boundary Setbacks

333 ROOSEVELT TRL**Location** 333 ROOSEVELT TRL**Mblu** 0002/ / 0014/ E/**Acct#** 168**Owner** CHUTE, EDWARD & STEPHEN**Assessment** \$375,600**PID** 704**Building Count** 2**Current Value**

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$290,300	\$85,300	\$375,600

Owner of Record**Owner** CHUTE, EDWARD & STEPHEN**Sale Price** \$0**Owner****Certificate****Address** P O BOX 707**Book & Page** 8751/0281

SOUTH CASCO, ME 04077-707

Sale Date**Ownership History**

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
CHUTE, EDWARD & STEPHEN	\$0		8751/0281	
CHUTE, EDWARD & GLORIA & STEPHEN	\$0		0/0	

Building Information**Building 1 : Section 1**

Year Built: 1999
Living Area: 1,680
Replacement Cost: \$269,539
Building Percent Good: 56
Replacement Cost
s Depreciation: \$150,900

Building Attributes	
Field	Description
Style:	Restaurant

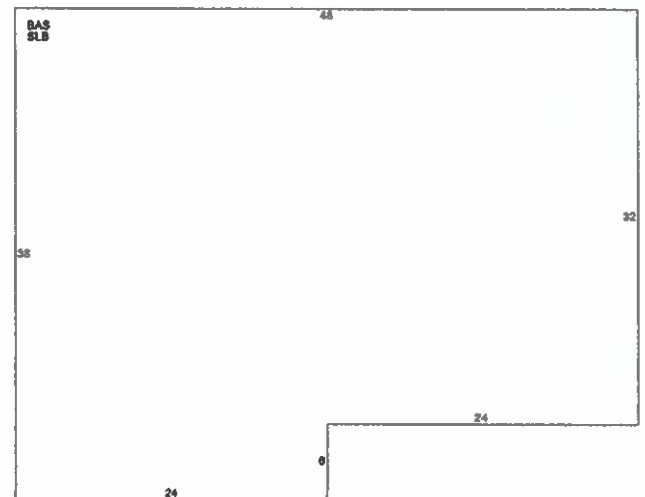
Model	Commercial
Grade	Average
Stories:	1
Occupancy	1.00
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Vinyl/Asphalt
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	None
Struct Class	
Use:	REST/CLUBS MDL-94
Total Rooms	
Total Bedrms	
Total Baths	
1st Floor Use:	
Heat/AC	Heat/AC Split
Frame Type	Wood Frame
Baths/Plumbing	Light
Ceiling/Wall	Ceil & Walls
Rooms/Prtns	Average
Wall Height	10.00
% Comn Wall	

Building Photo



(https://images.vgsi.com/photos/CascoMEPhotos/A0010/100_0010_1037)

Building Layout



(ParcelSketch.ashx?pid=704&bid=704)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,680	1,680
SLB	Con. Slab	1,680	0
		3,360	1,680

Building 2 : Section 1

Year Built: 1999
 Living Area: 1,280
 Replacement Cost: \$215,776
 Building Percent Good: 56
 Replacement Cost
 Less Depreciation: \$120,800

Building Attributes : Bldg 2 of 2

Field	Description
Style:	Commercial
Model:	Commercial

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
I	COOLER	112.00 S.F.	\$8,400	1

Land

Land Use

Use Code 3260
 Description REST/CLUBS MDL-94
 Zone
 Neighborhood ROO
 Alt Land Appr No
 Category

Land Line Valuation

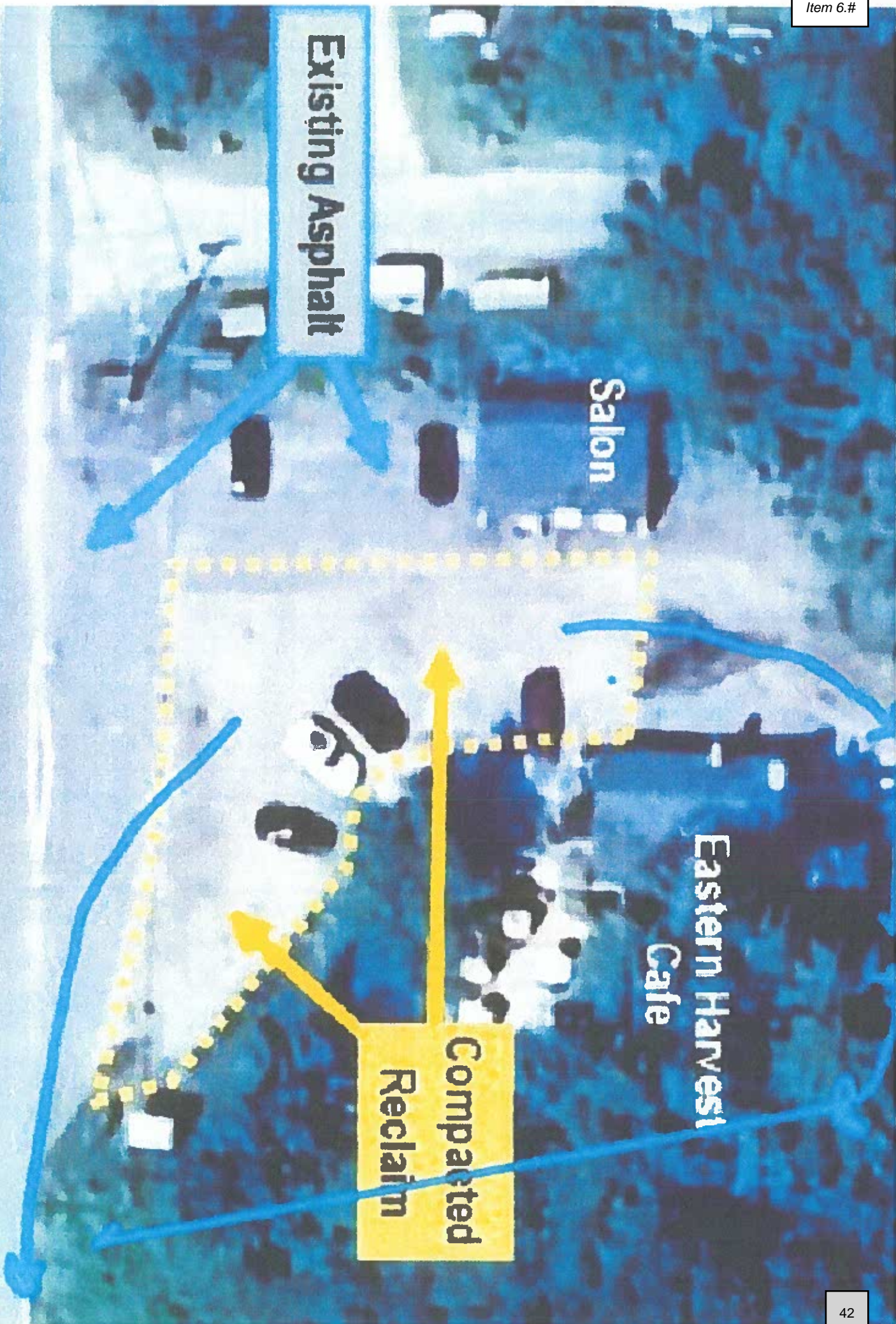
Size (Acres) 1.47
 Frontage
 Depth
 Assessed Value \$85,300

Outbuildings

Outbuildings				Legend
Code	Description	Size	Value	Bldg #
SHD1	SHED FRAME	160.00 S.F.	\$1,800	1
PAV1	PAVING-ASPHALT	4800.00 S.F.	\$8,400	1

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$275,600	\$57,700	\$333,300
2022	\$275,600	\$57,700	\$333,300
2021	\$275,600	\$57,700	\$333,300

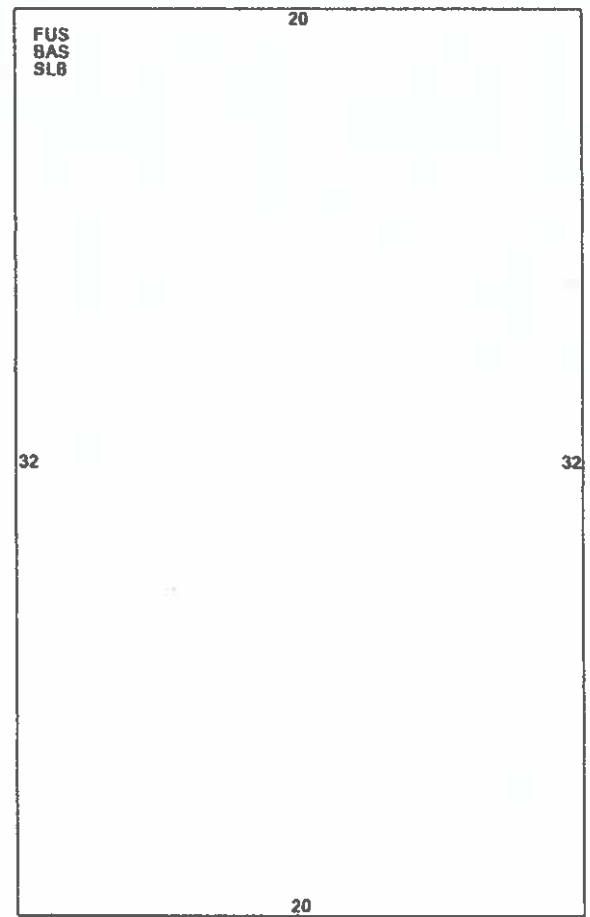


Building Photo



(https://images.vgsi.com/photos/CascoMEPhotos/A0010\100_0011_1037)

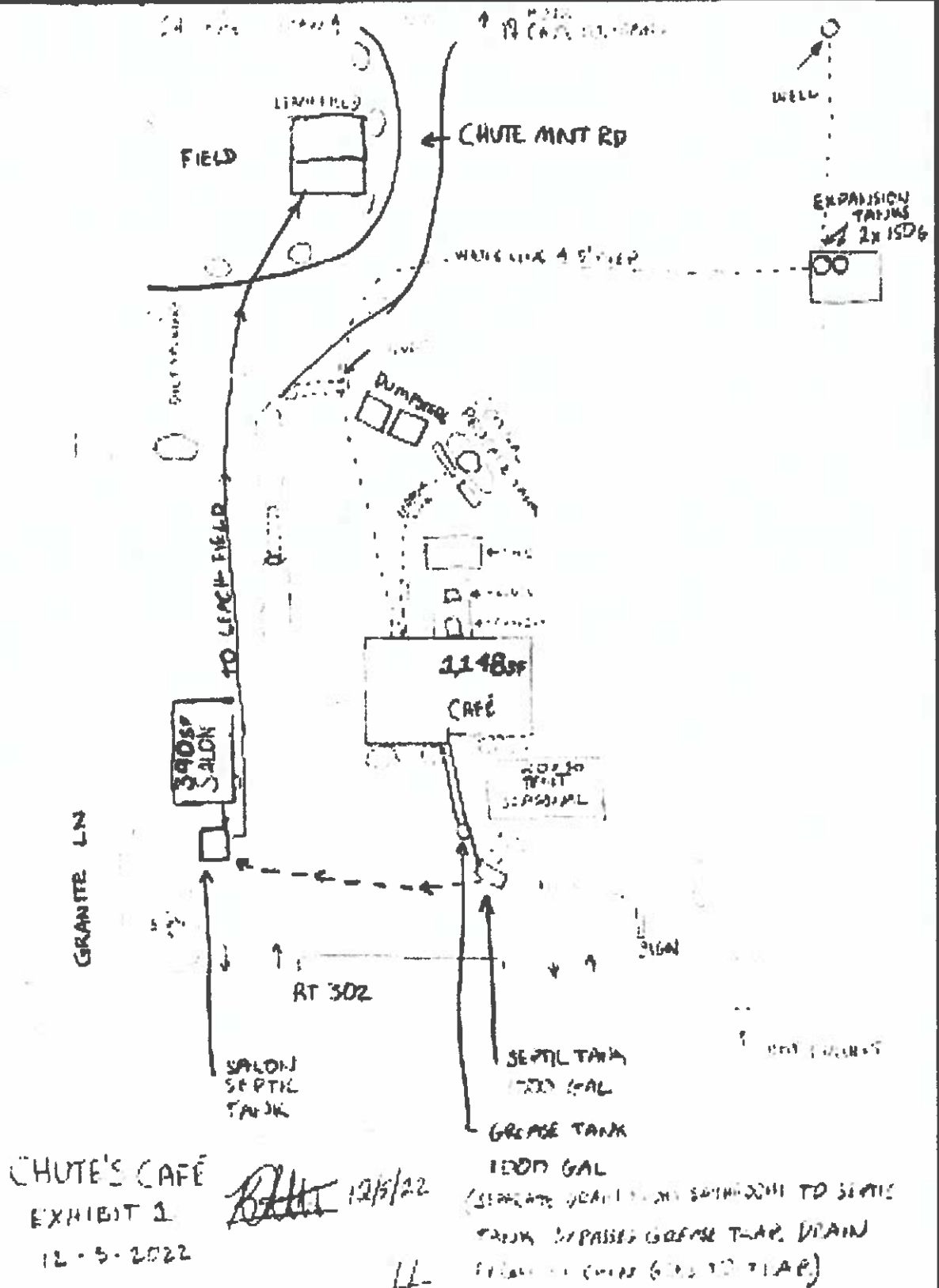
Building Layout

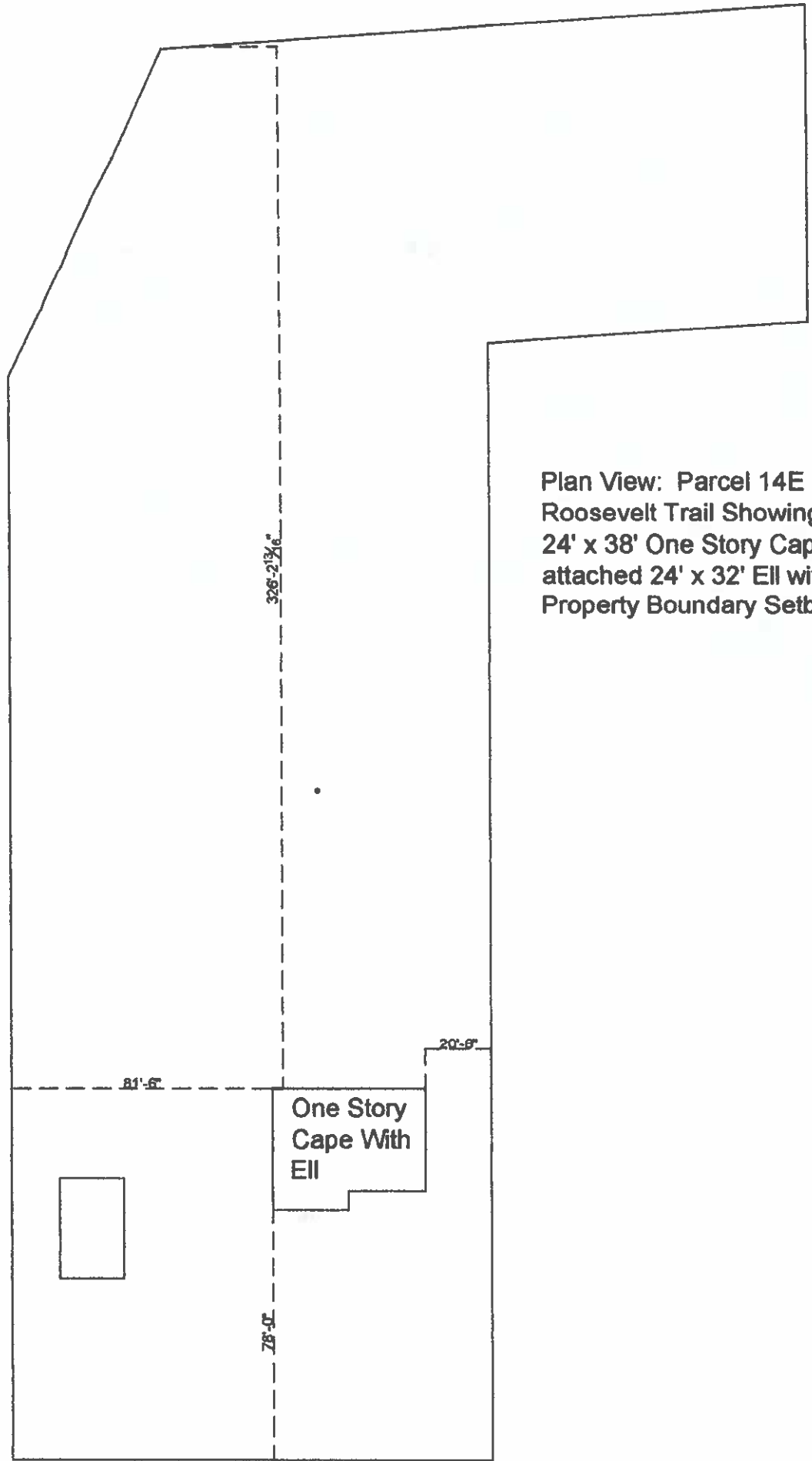


(ParcelSketch.ashx?pid=704&bid=3739)

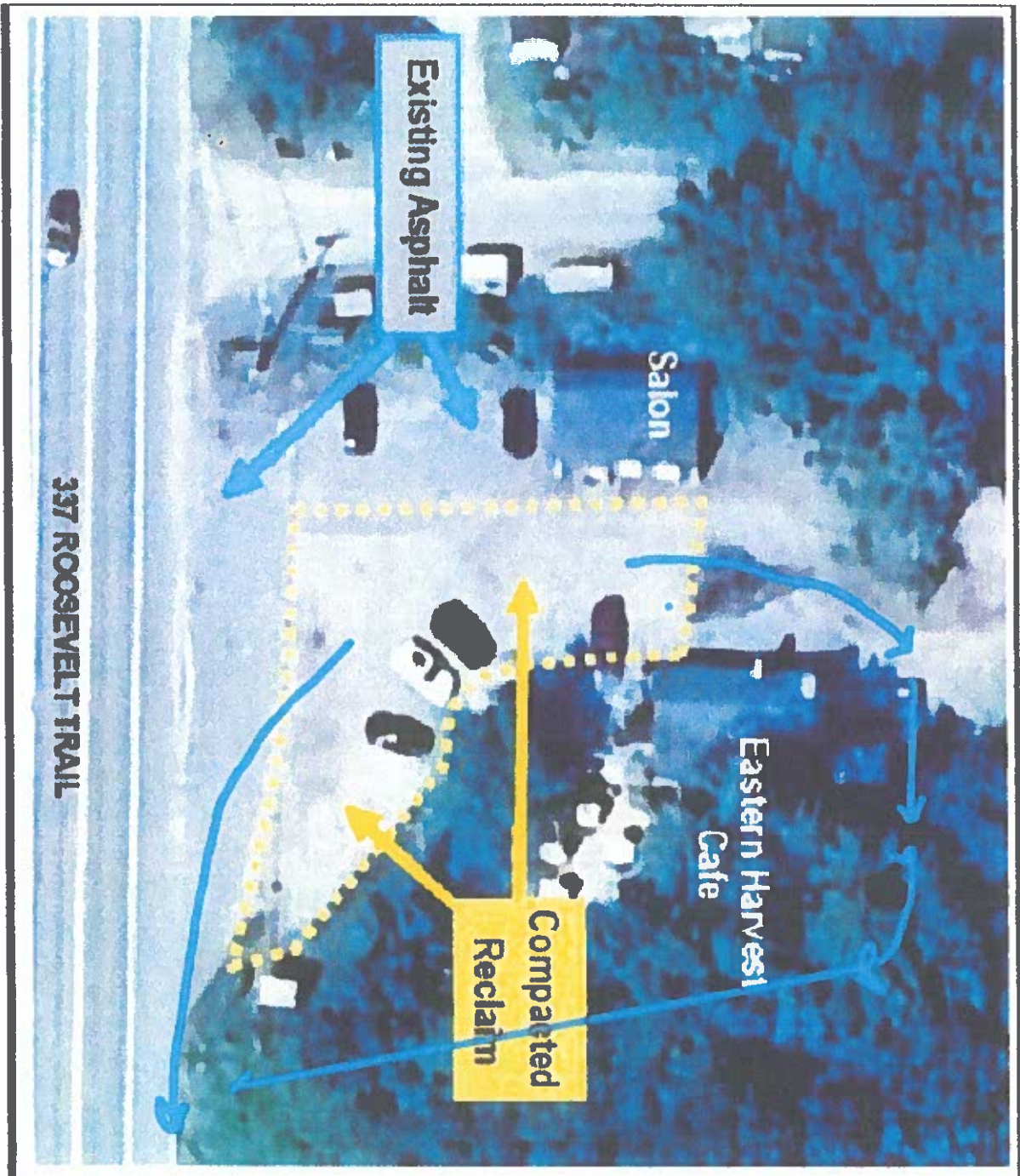
Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	640	640
FUS	Upper Story, Finished	640	640
SLB	Con. Slab	640	0
		1,920	1,280

Grade	Average +10
Stories:	2
Occupancy	1.00
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure	Gambrel
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	Cust Wd Panel
Interior Floor 1	Vinyl/Asphalt
Interior Floor 2	
Heating Fuel	Oil
Heating Type	Forced Air-Duc
AC Type	Heat Pump
Struct Class	
Use:	OFFICE BLD MDL-94
Total Rooms	
Total Bedrms	
Total Baths	
1st Floor Use:	
Heat/AC	Heat/AC Split
Frame Type	Wood Frame
Baths/Plumbing	Above Average
Ceiling/Wall	Cell & Walls
Rooms/Prtns	Average
Wall Height	8.00
% Conn Wall	





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Roosevelt Trail Showing Existing
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Property Boundary Setbacks



Wastewater

Use of the onsite subsurface wastewater system is allowed per State of Maine Subsurface Wastewater Disposal Rules 10-144 CMR 241section 2 E (attached).

The onsite wastewater system is designed for 1212 gallons per day (gpd).

Our maximum beer production would be 280 gallons per week. With an estimated 3x volume of wastewater to beer produced (based on personal experience of 29 years of brewing experience) there will be 840 gallons of wastewater produced. That is an average of 120 gallons per day. Yeast will be collected and disposed of with our solid waste. All spent grains will be given to local farmers for use as supplemental livestock food. All brewery wastewaters will be strained to remove any particulates and pH will be monitored prior to being introduced into the septic system.

Food trucks will be required to be self-sufficient for their own wastewater. All food service on site will be using disposable plates and utensils.

We will have 50 seats inside and 30 seats outside. Using paper plates and utensils at 7 gpd per seat uses 560 gpd.

5 employees at 12 gpd uses 60gpd (starting with 4 employees).

Usage rates for the salon, that also uses the septic system, is 100 gpd.

To summarize:

- 1212 gpd Septic capacity
- 120 gpd Brewery waste
- 560 gpd for 80 seats
- 60 gpd for employees
- 100 gpd for Salon
- =372 gpd of extra capacity

Open hours will be:

Thursday 4-8pm

Friday 4-9pm

Saturday 12-9pm

Sunday 12-6pm

Monday Holidays 12-6pm

The Salon is open 3 days a week.

With Lakes Region Brewing and the adjacent salon's limited hours, we should easily be able to keep our septic use to acceptable levels. We will monitor our water usage via a water meter located inside our facility to ensure that we do not exceed the design capacity of our septic disposal system.

10-144

Chapter 241

**STATE OF MAINE
SUBSURFACE WASTEWATER DISPOSAL RULES**



**DEPARTMENT OF HEALTH & HUMAN SERVICES
MAINE CENTER FOR DISEASE CONTROL & PREVENTION
DIVISION OF ENVIRONMENTAL HEALTH
11 STATE HOUSE STATION
AUGUSTA, MAINE 04333**

EFFECTIVE DATE: ~~January 18, 2011~~ 2014

Appropriation 014-10A-2426-012-2658

10-144 CMR 241

2. Compliance with these Rules: The disposal system permit is a license to proceed with work and must not be construed as authority to violate, cancel, or set aside any of the provisions of these Rules, except as specifically stipulated by modification or legally granted variance, as described in the application for disposal system permit.
3. Compliance with disposal system permit: All work must conform to the plans, as shown on the application for which a disposal system permit is issued. This includes any approved amendments thereto.

C. APPLICABILITY

1. General: The provisions of these Rules cover all matters affecting or relating to subsurface wastewater disposal systems.
2. Matters not provided for: There may be subsurface wastewater disposal requirements essential for the sanitation and safety of the occupants thereof that are not specifically covered by these Rules. Such requirements shall be determined by the Department, with the concurrence of the LPI.
3. Continuation of unlawful use: The continuation of occupancy or use of a structure with a system, or part thereof, contrary to the provisions of these Rules must be deemed a violation of these Rules.
4. Referenced standards: Where differences occur between provisions of these Rules and referenced standards, the provisions of these Rules must apply.
5. Revocation by Department: The Department may revoke or rescind any written decision it has made, if the decision was made in error. The Department shall only take such action upon demonstration that such decision was based in part or whole upon inaccurate information or false representation(s); or upon determination that the Department failed to follow procedures otherwise required under provisions of these Rules. The Department may also revoke any variance approval, upon failure of the owner/applicant to comply with all requirements of the approval.

D. VALIDITY

1. Partial invalidity: In the event any part or provision of these Rules is invalidated, such does not impact any other parts or provisions of these Rules. In all circumstances, these Rules are presumed valid, unless ruled otherwise by an administrative officer or court of competent jurisdiction.
2. Existing systems: In the event any part or provision of these Rules is invalidated which apply to existing systems, this invalidation will only affect presumption of applicability with respect to systems subsequently designed or installed systems.

E. EXISTING SYSTEMS

1. ~~Conditions of Continued Use:~~ The ~~continued~~ use of any subsurface wastewater disposal system ~~that was in existence prior to July 1, 1974, and is currently functional,~~ is allowed, provided all of the following conditions are met:
 - (a) Wastewater ~~f~~low: The current wastewater flow is equal to, or less than, the ~~wastewater design~~ flow ~~at the time of system installation prior to July 1, 1974 and as allowed in Section 9;~~ and
 - (b) System Status: The system is not currently malfunctioning.
2. ~~System Reuse:~~ ~~The reuse of a legally existing, currently unused subsurface wastewater disposal system, including connection to replacement structures as defined in Section 2(E)(5), is allowed, provided all of the following conditions are met (for the purpose of this section, normal intermittent use of a wastewater disposal system for camps, second homes, seasonal facilities or other similar sporadic uses is not considered unused):~~ ~~System not currently functional: Any system, not a currently functional system as defined by these Rules, must be replaced;~~

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

PROPERTY ADDRESS

Town Or
Plantation

CASCO

Street

and/or on Lot #

ROUTE 302

PROPERTY OWNERS NAME

CHUTES BAKERY

Last:

First

Applicant
NameMailing Address of
Owner/Applicant
if Different

Caution: Permit Required

The Subsurface Wastewater Disposal System shall not be installed until a Permit is attached here by the Local Plumbing Inspector. The Permit shall authorize the owner or installer to install the disposal system in accordance with this application and the Maine Subsurface Wastewater Disposal Rules.

Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understanding and that any falsification is reason for the Local Plumbing Inspector to deny a Permit.

Signature of Owner/Applicant

Date

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules.

Local Plumbing Inspector Signature

Date Approved

PERMIT INFORMATION

THIS APPLICATION IS FOR:

1. ☐ NEW SYSTEM
2. ☒ REPLACEMENT SYSTEM
3. ☐ EXPANDED SYSTEM
4. ☐ EXPERIMENTAL SYSTEM

SEASONAL CONVERSION

to be completed by the LPI

5. ☐ SYSTEM COMPLIES WITH RULES
6. ☐ CONNECTED TO SANITARY SEWER
7. ☐ SYSTEM INSTALLED - P#
8. ☐ SYSTEM DESIGN RECORDED AND ATTACHED

IF REPLACEMENT SYSTEM:

YEAR FAILING SYSTEM INSTALLED ?

THE FAILING SYSTEM IS:

1. ☐ BED
2. ☐ CHAMBER
3. ☐ TRENCH
4. ☐ OTHER

SIZE OF PROPERTY

ZONING

APPROX.
5 ACRES

THIS APPLICATION REQUIRES:

1. ☒ NO RULE VARIANCE
2. ☐ NEW SYSTEM VARIANCE
Attach New System Variance Form
3. ☐ REPLACEMENT SYSTEM VARIANCE
Attach Replacement System Variance Form
- a. ☐ Requiring Local Plumbing Inspector Approval
- b. ☐ Requires State and Local Plumbing Inspector Approval
4. ☐ MINIMUM LOT SIZE VARIANCE

DISPOSAL SYSTEM TO SERVE:

1. ☐ SINGLE FAMILY DWELLING
2. ☐ MODULAR OR MOBILE HOME
3. ☐ MULTIPLE FAMILY DWELLING
4. ☒ OTHER 29 SEAT REST.
1 APT. + BAKERY

SPECIFY

INSTALLATION IS:

COMPLETE SYSTEM

1. ☒ NON-ENGINEERED SYSTEM

2. ☐ PRIMITIVE SYSTEM
(Includes Alternative Toilet)

3. ☐ ENGINEERED (+ 2000 gpd)

INDIVIDUALLY INSTALLED COMPONENTS:

4. ☐ TREATMENT TANK (ONLY)
5. ☐ HOLDING TANK _____ GAL
6. ☐ ALTERNATIVE TOILET (ONLY)
7. ☐ NON-ENGINEERED DISPOSAL AREA (ONLY)
8. ☐ ENGINEERED DISPOSAL AREA (ONLY)
9. ☐ SEPARATED LAUNDRY SYSTEM

TYPE OF WATER SUPPLY

WELL

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

TREATMENT TANK

1. ☒ SEPTIC ☒ Regular
☐ Low Profile
2. ☐ AEROBIC

SIZE 2-1000 GALS

WATER CONSERVATION

1. ☒ NONE
2. ☐ LOW VOLUME TOILET
3. ☐ SEPARATED LAUNDRY SYSTEM
4. ☐ ALTERNATIVE TOILET

SPECIFY

PUMPING

1. ☐ NOT REQUIRED
2. ☐ MAY BE REQUIRED
(DEPENDENT ON TREATMENT TANK
LOCATION AND ELEVATION)
3. ☒ REQUIRED
DOSE 150 EACH

CRITERIA USED FOR
DESIGN FLOW (BEDROOMS, SEATING
EMPLOYEES, WATER RECORDS, ETC)29 SEAT
RESTAURANT1-1 BEDROOM
APARTMENTBAKERY TO SERVE
RESTAURANTDESIGN
FLOW: 1212
(GALLONS/DAY)

SOIL CONDITIONS USED FOR DESIGN PURPOSES

PROFILE

CONDITION

3

C

DEPTH TO
LIMITING
FACTOR

19

SIZE RATINGS USED FOR DESIGN PURPOSES

1. ☐ SMALL
2. ☐ MEDIUM
3. ☒ MEDIUM-LARGE
4. ☐ LARGE
5. ☐ EXTRA LARGE

DISPOSAL AREA TYPE/SIZE

1. ☒ BED 4000 Sq. Ft.
2. ☐ CHAMBER _____ Sq. Ft.
☐ REGULAR ☐ H-20
3. ☐ TRENCH _____ Linear Ft.
4. ☐ OTHER _____

SITE EVALUATOR STATEMENT

On 3-28-88 (date) I conducted a site evaluation for this project and certify that the data reported is accurate. The system I propose is in accordance with the Subsurface Wastewater Disposal Rules.

Site Evaluator Signature

SE#

Date

(Local Plumbing Inspector's Signature
if permit is for Seasonal Conversion)

Site Evaluator Signature

SE#

Date

Page 2 of 3
HHE-200 Rev 1 84

Richard O'Connell

4-20-88

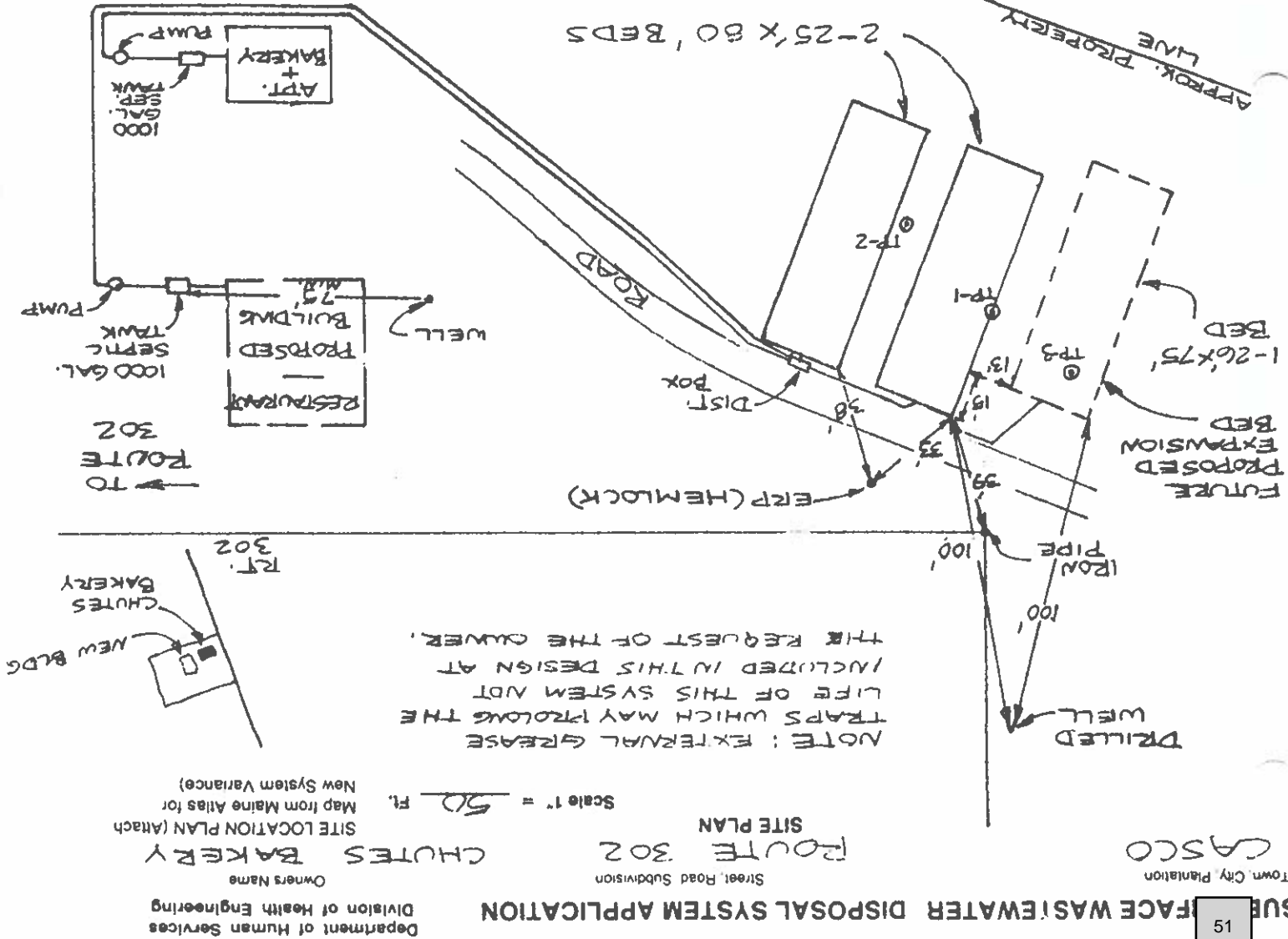
034

Soil	Classification	Slope	Limiting Factor	Probe
3	C	0-3%	19	19
DEPTH BELOW MINERAL SOIL SURFACE (inches)				
50				
40				
30				
20				
15				
10				
6				
0				
Texture	Consistency	Color	Mottling	
Depth of Organic Horizon Above Mineral Soil				
Observation Hole TP-3				
<input checked="" type="checkbox"/> Test Pit <input type="checkbox"/> Boring				
SOIL DESCRIPTION AND CLASSIFICATION				
(Location of Observation Holes Shown Above)				

Soil 3, Classification C, Slope 0-3%, Limiting Factor 19, Probe 19. Depth below mineral soil surface (inches) from 0 to 50. Texture, Consistency, Color, Mottling. Depth of Organic Horizon Above Mineral Soil. Observation Hole TP-3. ☒ Test Pit ☐ Boring. SOIL DESCRIPTION AND CLASSIFICATION. (Location of Observation Holes Shown Above).

Soil	Classification	Slope	Limiting Factor	Probe
DEPTH BELOW MINERAL SOIL SURFACE (inches)				
50				
40				
30				
20				
15				
10				
6				
0				
Texture	Consistency	Color	Mottling	
Depth of Organic Horizon Above Mineral Soil				
Observation Hole				
<input type="checkbox"/> Test Pit <input type="checkbox"/> Boring				
SOIL DESCRIPTION AND CLASSIFICATION				
(Location of Observation Holes Shown Above)				

Soil, Classification, Slope, Limiting Factor, Probe. Depth below mineral soil surface (inches) from 0 to 50. Texture, Consistency, Color, Mottling. Depth of Organic Horizon Above Mineral Soil. Observation Hole. ☐ Test Pit ☐ Boring. SOIL DESCRIPTION AND CLASSIFICATION. (Location of Observation Holes Shown Above).



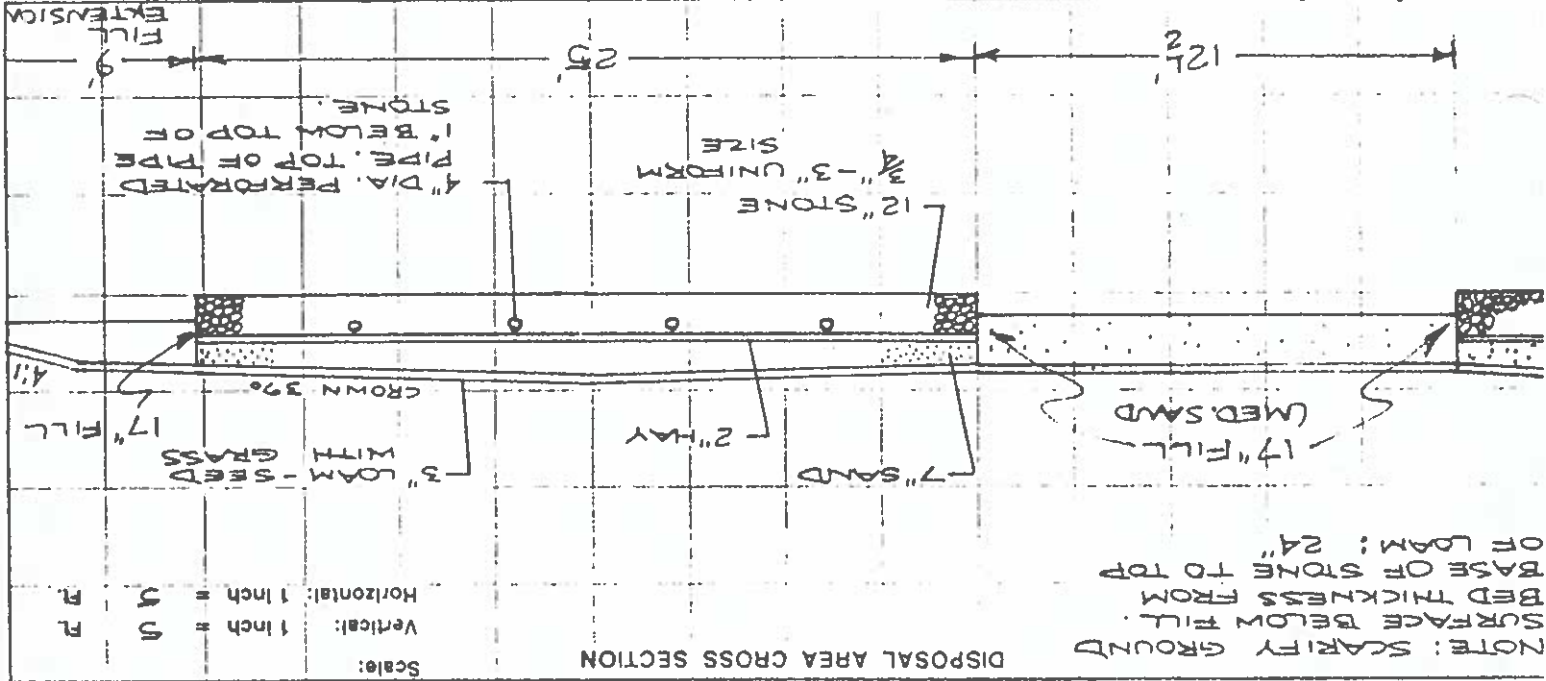
SOIL DESCRIPTION AND CLASSIFICATION					(Location of Observation Holes Shown Above)														
Observation Hole <u>TP-1</u> <input checked="" type="checkbox"/> Test Pit <input type="checkbox"/> Boring					Observation Hole <u>TP-2</u> <input checked="" type="checkbox"/> Test Pit <input type="checkbox"/> Boring														
" Depth of Organic Horizon Above Mineral Soil					" Depth of Organic Horizon Above Mineral Soil														
MINERAL SOIL SURFACE (Inches)	Texture	Consistency	Color	Mottling	MINERAL SOIL SURFACE (Inches)	Texture	Consistency	Color	Mottling										
	0			DK. BRN.			0			DK. BRN.									
	6						6												
	10	SANDY LOAM		YELL. BRN.			10	SANDY LOAM		YELL. BRN.									
	15						15												
	20		FRIABLE				20		FRIABLE										
25	SANDY GRAVEL TILL		GRAY		25	SANDY GRAV. TILL		GRAY											
30				COMMON DISTINCT	30				COMMON DISTINCT										
40					40														
50					50														
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%;">Soil <u>2</u> <small>Profile</small></td> <td style="width: 15%;">Classification <u>C</u> <small>Condition</small></td> <td style="width: 15%;">Slope <u>0-2 %</u></td> <td style="width: 15%;">Limiting Factor <u>27</u></td> <td style="width: 40%;"> <input checked="" type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock </td> </tr> </table>					Soil <u>2</u> <small>Profile</small>	Classification <u>C</u> <small>Condition</small>	Slope <u>0-2 %</u>	Limiting Factor <u>27</u>	<input checked="" type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%;">Soil <u>2</u> <small>Profile</small></td> <td style="width: 15%;">Classification <u>C</u> <small>Condition</small></td> <td style="width: 15%;">Slope <u>0-2 %</u></td> <td style="width: 15%;">Limiting Factor <u>25</u></td> <td style="width: 40%;"> <input checked="" type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock </td> </tr> </table>					Soil <u>2</u> <small>Profile</small>	Classification <u>C</u> <small>Condition</small>	Slope <u>0-2 %</u>	Limiting Factor <u>25</u>	<input checked="" type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock
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Richard A. Smith
Site Evaluator or Professional Engineer's Signature

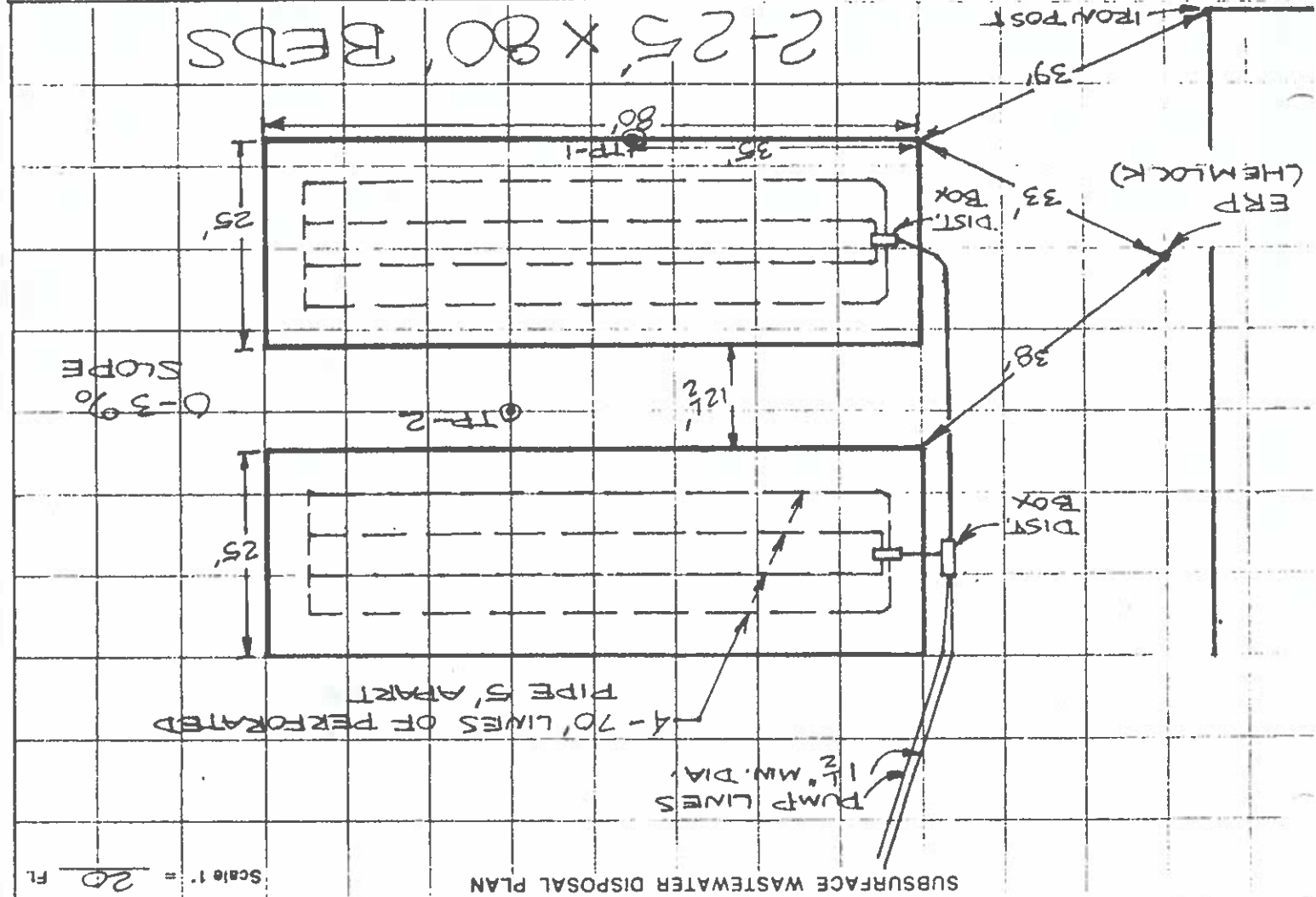
034
SE# PE#

12-7-83
Date

Page 2 of 3
HHE - 200 Rev. 4.83



FILL REQUIREMENTS	CONSTRUCTION ELEVATIONS		ELEVATION REFERENCE POINT LOCATION & DESCRIPTION
	Reference Elevation is	Top of Distribution Lines or Chambers	
Depth of Fill (Upslope)	17.12	-47"	CENTER OF ORANGE
Depth of Fill (Downslope)	12.12	-36"	CROSS ON HEMLOCK TREE



SUBSURFACE WASTEWATER DISPOSAL PLAN

Scale 1" = 20' Ft.

Cumberland County Register of Deeds

Current datetime: 10/16/2024 5:10:22 PM

DETAILS REPORT

**Note: Report is Sorted in Ascending Order by Office, Recorded Date, Document Number

Doc#	Document Type	Book/Vlm/Page	File Date
20633	DEED	08751/281	05/12/1989
Street	Street Name	Description	
Grantors	Grantees	Street	Property Description
CHUTE EDWARD M, CHUTE GLORIA D	CHUTE EDWARD M, CHUTE GLORIA D, CHUTE STEPHEN C		
References			
Book/Vlm/Page	Description	Recorded year	
Legal Description\Remarks			
Lot	Block	Subdivision	Plat

020633

8751 PG 0281

WARRANTY DEED
Maine Statutory Short Form**Know all Men by these Presents,****That** EDWARD M. CHUTE AND GLORIA D. CHUTE

of CASCO, County of CUMBERLAND, State of MAINE

being unmarried, for consideration paid, grant to EDWARD M. CHUTE,

GLORIA D. CHUTE AND STEPHEN C. CHUTE all

of CASCO, County of CUMBERLAND, State of MAINE

whose mailing address is CASCO, MAINE, AS JOINT TENANTS

with warranty covenants, the land in CASCO, County of CUMBERLAND

State of Maine, described as follows:

A CERTAIN LOT OR PARCEL OF LAND IN THE TOWN OF
CASCO, COUNTY OF CUMBERLAND AND STATE OF MAINE
WITH ANY BUILDINGS THEREON AND BEING DESCRIBED
IN SCHEDULE A ATTACHED HERETO AND INCORPORATED
HEREIN BY REFERENCE THERETO.

spouse of said grantor, releases all rights in the premises being conveyed.

Witness OUR hands and seals this 2nd. day of the month of

APRIL, 1988.

Signed, Sealed and Delivered

in presence of

*John J. Gallant, Jr.**Edward M. Chute*
EDWARD M. CHUTE

State of Maine, County of Cumberland ss. GLORIA D. CHUTE April 4, 1988.

Then personally appeared the above named EDWARD M. CHUTE

and acknowledged the foregoing instrument to be HIS free act and deed.

Before me,

John J. Gallant, Jr.

Notary Public

XXXXXXXXXXXX

MY COMMISSION EXPIRES
JULY 30, 1990

Printed Name: John J. Gallant, Jr.

OK 8751 PG 0282

SCHEDULE A
TO WARRANTY DEED
OF
EDWARD M. CHUTE ET UX
TO
STEVEN CHUTE

A certain lot or parcel of land situated in Casco in the County of Cumberland and State of Maine and lying on the Northeastly side of Route 302 bounded and described as follows:

Beginning at a point marked by an iron rod driven into the ground on the northeasterly side line of said Route 302, at the southwest corner of land of Leander Chute and the northwesterly corner of the parcel of land herein conveyed and now owned by the Grantors herein and which point is further identified as being the northwest corner of that certain parcel of land conveyed to Robert D. Chute by Willard M. Chute, et al by deed dated January 2, 1925 and recorded in the Cumberland County Registry of Deeds in Book 1186, Page 482; thence running in a general northeasterly direction along an old stone wall and the southerly boundary lines of said Leander Chute land and land of John Dewever a distance of Four Hundred (400) Feet to an iron rod driven into the ground; thence running at approximately a right angle from said last point mentioned in a general southeasterly direction a distance of One Hundred Fifty (150) Feet to an iron rod set in the ground; thence running at approximately a right angle from said last point mentioned and parallel to the first mentioned boundary line in a general southwesterly direction a distance of Four Hundred (400) Feet to an iron rod set in the side line of said Route 302; thence running northwesterly along the side line of said Route 302 a distance of One Hundred Fifty (150) Feet to the point of beginning.

RECEIVED
RECORDED REGISTRY OF DEEDS

1988 MAY 12 AM 11:26

CUMBERLAND COUNTY

Doc#: 46630 Bk:40545 Pg: 248

MEMORANDUM
OF
MASTER LEASE

Know all persons by these presents that Stephean C. Chute, of the Town of Casco, County of Cumberland, and the State of Maine, Grants a Lease to Christian Hill Properties, LLC, a limited liability company duly formed under the laws of the State of Maine, of all such Real Property and Premises situated within South Casco, Maine, subject to all encumbrances of record; and as more fully described below, for a term of Ten Years (10), which may be renewed for term upon written renewal of the parties.

Premises:

330 Roosevelt Trail And 337 Roosevelt Trail, Town of Casco, County of Cumberland and State of Maine

Real property and premises situated within South Casco, Maine by deed granted by Edward M. Chute and Gloria P. Chute to Edward M. Chute, Gloria P. Chute and Stephean C. Chute as joint tenants, being recorded within the Cumberland County Registry of Deeds in Book 8751, Page 282, on November 12th, 1989; And,

Real property and premises situated within South Casco, Maine by deed granted by Edward M. Chute and Gloria P. Chute to Edward M. Chute, Gloria P. Chute and Stephean C. Chute as joint tenants, being recorded within the Cumberland County Registry of Deeds in Book 9515, Page 30, on April 4th, 1991. The said Edward M. Chute and Gloria P. Chute having now been deceased.

10 Red Mill Road, Town of Casco, County of Cumberland and State of Maine

Real property and premises situated within South Casco, Maine by deed granted by Robert D. Chute and Jennie E. Chute to Stephean C. Chute, et.al. being recorded within the Cumberland County Registry of Deeds in Book 4453, Page 268, on July 9th, 2079.

Marital Award to Stephean C. Chute, real property and premises situated within South Casco, Maine, by Order of District Court recorded within the Cumberland County Registry of Deeds in Book 25738, Page 329 on January 8th, 2008, being all the same as referenced within a deed granted by Robert D. Chute and Jennie E. Chute and recorded within the Cumberland County Registry of Deeds in Book 4453, Page 268, on July 9th, 2079.

Doc#: 46630 Bk:40545 Pg: 249

Corrective Release Deeds

Stephean C. Chute, et. al. to Chute Ivan P. Chute, recorded in Book 18082, Page 326, dated April 16th, 2002; and Ivan P. Chute to Stephean C. Chute, et. al. recorded in Book 18082, Page 328, dated April 16th, 2002. This deed is given as part of an exchange of deeds in order to correct certain discrepancies disclosed by a survey.

In Witness, Whereof, the said, Stephean C. Chute has herein set his hand and seals this 28th, Day of December, 2023.

Madina Pyrie
Witness

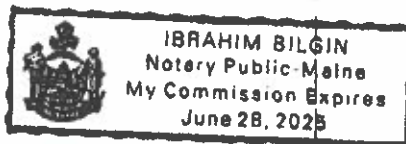
Stephean C. Chute
Stephean C. Chute

State of Maine, Cumberland, ss

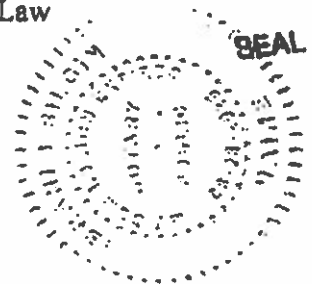
This 28th, Day of December, 2023.

Personally appearing before me, the above named Stephean C. Chute ad acknowledged the foregoing to be his free act and deed.

Before me,



I. Bilgin
Notary Public Attorney at Law



Received
Recorded Register of Deeds
Dec 28, 2023 11:32:48A
Cumberland County
Jessica M. Spaulding

Google Maps



Imagery ©2024 Airbus, Map data ©2024 Google 20 ft

Christian Hill Properties, LLC 10.28.24

OPTION TO LEASE

Christian Hill Properties, LLC, a limited liability company duly organized under the laws of the State of Maine with a principal place of business situated in Casco, Maine,

For consideration fully paid and acknowledged do by these presents GRANTS to MonsonBray, LLC a limited liability company organized under the laws of the State of Maine:

Option To Lease premises at 333 Roosevelt Trail, Casco Maine under terms of a certain Lease by and between the Parties and the upon the effective date of November 1st, 2024

Cumberland County, ss
State of Maine

In witness whereof, Christian Hill Properties, LLC has caused this instrument to be duly executed on this 28th day of October, 2024.



Christian Hill Properties, LLC , by
Stephean C. Chute

Exhibit 1

B-13 We are not changing the topography of the lot in any way.

C-4 We are not changing any of the existing drainage.

E We will not be changing the landscaping or plantings on the property.

F We are using an existing building and will not be building any new buildings or changing the existing building.

H We cannot obtain our state and federal licensing until we have our brewing system up and running. We will be moving the system into the building once we are approved to do business in Casco. Once we have our licenses we will share them with the town.