



## Town of Casco

### Selectboard Regular Meeting Agenda

February 03, 2026 at 6:00 PM

Casco Community Center

**Amended 01-27-2026**

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#### Regular Meeting

1. Review and approval of the meeting agenda
2. Approval of bills and signing and approval of all open warrants
3. Approval of Minutes: January 13, 2026
4. Public Participation for non-Agenda items
5. Manager's Update

#### On-Going Business

6. The Selectboard will consider upgrading EV chargers at the Community Center and Brown Avenue
7. The Selectboard will discuss necessary repairs to the sand and salt shed.

#### New Business

8. The Selectboard will consider a request for reclaiming of foreclosed property located at tax map 2, lot 14-E and tax map 2, lot 14-G.
9. The Selectboard will consider a request for reclaiming of foreclosed property located at tax map 001A, lot 0003-537.
10. The Selectboard will discuss budgetary guidance related to the fiscal 2027 budget.
11. The Selectboard will consider pavement preservation plan and FY27 road projects.
12. The Selectboard will consider changing their March 17th regular meeting to March 24, 2026
13. The Selectboard will consider authorizing the Town to apply for 2026 Maine Community Foundation Community Building Project Grant.
14. Selectboard Comments

#### Executive Session

15. Executive Session pursuant to 1 M.R.S.A.405(6)(F) Poverty Abatement Requests- Case 10/07/2025A
16. Adjournment

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

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

*Month DD, YYYYT at HH:MM PM Meeting Name*

*February 9, 2026 @ 6:30 PM Planning Board Workshop*

*February 17, 2026 @ 6:00 PM Selectboard Regular Meeting*



**Town of Casco**  
**Selectboard Regular Meeting Minutes**  
 January 13, 2026 at 6:00 PM  
 Casco Community Center

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**Regular Meeting**

PRESENT

Scott Avery  
 Eugene Connolly  
 Robert MacDonald  
 Mary Fernandes  
 Grant Plummer

1. Review and approval of the meeting agenda

It was moved and seconded to amend the agenda to move item number 7 (Sebago Technics) to be after item 11.

Motion made by Plummer, Seconded by Avery.

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

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

Motion made by Avery, Seconded by Fernandes.

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

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

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

Motion made by MacDonald, Seconded by Fernandes.

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

3. Approval of Minutes: December 16,2025

The Selectboard moved and seconded to accept the minutes from the December 16, 2025 meeting as presented.

Motion made by MacDonald, Seconded by Fernandes.

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

4. Public Participation for non-Agenda items

Rob Williamson shared his disappointment in the turn out of Capital Improvement Plan meeting.

RaeAnn Nguyen shared an Instagram post.

David Kimball presented points to the Selectboard regarding his property line dispute with the town.

## 5. Manager's Update

- A. I will be on a preplanned vacation from January 27 through January 29 and will return to the office on February 2nd.
- B. The Casco Village Zoning Work Group will hold its first meeting with Resilience Planning on January 20. Following this meeting, I anticipate having a more defined timeline for community outreach, recommended design concepts, and steps to ensure this project remains a priority in advance of the June 2027 Town Meeting.
- C. The frequency of recent storms is creating challenges for both Town staff and C Pond Plowing. C Pond Plowing has experienced multiple equipment failures, which have required drivers to be temporarily removed from their routes while equipment is repaired. We ask for everyone's patience and understanding with plow staff during these storm events. In addition, the amount of material being used has increased significantly since Mike Genest last provided the Selectboard with an update on the winter season.
- D. The Town has recently received a stormwater plan for Town-owned property on Meadow Road. The plan includes proposed stormwater controls that would be implemented if the Town ultimately installs a carry-in/carry-out boat ramp. This plan will be provided to the Selectboard at a future meeting.
- E. GPCOG has provided draft copies of a Vision Zero rural intersection safety study to Rae-Anne Nguyen and me. The study evaluates the intersections of Poland Spring Road and Webbs Mill Road, Roosevelt Trail and Tenney Hill Road, and Roosevelt Trail and Quaker Ridge Road. Once the draft document is finalized, it will be shared with the Selectboard, the Safe Streets Committee, and the public.
- F. Selectboard member Robert MacDonald requested information regarding the amount of energy credits the Town is currently receiving from the Transfer Station solar field. The Town typically receives approximately \$2,000 per month in CMP energy credits. In approximately three years, the Town will need to decide whether to purchase the solar field or allow Revision Energy investors to continue ownership.
- G. I attended a preconstruction meeting with the Maine Department of Transportation, CPM Construction, and Hoyle Tanner regarding the upcoming repairs to the Roosevelt Trail bridge at the Casco/Naples town line. Construction is scheduled to begin on or about February 2 and is expected to continue through May 21. During this period, the bridge will be reduced to a single lane of traffic. Traffic flow will be managed using temporary traffic control signals to maintain safety and minimize delays.

## Old Business

6. The Selectboard will consider changes requested by the Veteran's Committee.  
The Selectboard moved and seconded to accept the proposed changes to the Board, Committee, Commission and Council policy.  
Motion made by MacDonald, Seconded by Avery.  
Voting Yea: Avery, Connolly, MacDonald, Fernandes, Plummer

## New Business

7. The Selectboard will receive updates from the Comprehensive Plan Implementation Committee chairperson Rob Williamson.  
Discussion only. No action was taken.
8. The Selectboard will consider a request from the ad hoc water quality committee  
Discussion only. No action was taken.
9. The Selectboard will consider the semi-annual Town Meeting warrant.  
The Selectboard moved and seconded to approve the draft Semi-Annual Town Meeting Warrant for January 28, 2026 at 6:30pm as presented.  
Motion made by Connolly, Seconded by Avery.  
Voting Yea: Avery, Connolly, MacDonald, Fernandes, Plummer
10. The Selectboard will discuss year to date financials.  
Discussion only. No action was taken.
11. The Selectboard will discuss with Sebago Fiber current status of fiber optic installation.  
Discussion only. No action was taken.
12. The Selectboard will consider a meeting schedule for FY27 budget  
Discussion only. No action was taken.
13. The Selectboard will consider upgrading EV chargers at the Community Center and Brown Avenue  
This item was tabled.
14. Selectboard Comments  
Gene wanted to thank Tony and the staff for all the work that was done for the last meeting.  
Scott had three questions for Tony. 1) When does resiliency planning begin 2) What has happened to the solar projects that were slated for Casco and 3) When does Casco have an opportunity to give input for the county and school budgets.  
Mary announced that the Berry Property Group would start meeting again in February.  
Bob asked for an update on the RFID issues at the Transfer Station. Bob also inquired what the Town's policies were regarding employees use of town electronics.

Grant asked how we have been managing these small storms with equipment, employees and materials. Grant also inquired what the policy is regarding any emails the Selectboard may receive.

### Executive Session

15. Executive Session to discuss Concealed Weapons Permits per Title 25, Part 5, Chapter 252, Section 2006 for application 12/02/2025A

The Selectboard moved and seconded to enter Executive Session to discuss Concealed Weapons Permits per Title 25, Part 5, Chapter 252, Section 2006 for application 12/02/2025A and 12/02/2025B at 8:18pm

Motion made by MacDonald, Seconded by Avery.

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

The Selectboard moved and seconded to exit Executive Session at 8:25pm

Motion made by Avery, Seconded by Connolly.

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

16. Adjournment

The Selectboard moved and seconded to adjourn at 8:26pm.

Motion made by Connolly, Seconded by Fernandes.

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

### Future meeting dates (subject to change)

*Month DD, YYYY at HH:MM PM Meeting Name*

January 14, 2026 @ 6:00 PM Open Space Commission

January 21, 2026 @ 6:00 PM Safe Street Committee

January 21, 2026 @ 6:00 PM Water Quality Committee

January 22, 2026 @ 6:00 PM Casco Naples Transfer Station Council

January 26, 2026 @ 6:30 PM Planning Board Regular Meeting

January 27, 2026 @ 6:00 PM Selectboard Regular Meeting

January 28, 2026 @ 6:30 PM Town of Casco Special Town Meeting



**Manager's Memorandum  
Selectboard Meeting  
February 3, 2026**

Item 5.#

To: Selectboard  
From: Tony Ward, Town Manager  
Date: 01-26-2026  
Re: Selectboard meeting 02-03-2026

Below are notes for agenda items for February 3, 2026, meeting

**5. Managers' Update**

- A. Stormwater planning for a potential carry-in/carry-out boat launch has been completed and is being submitted to the Maine DEP through Archipelago for review. Completion of this plan positions the Town to pursue future grant funding for the project and reduces reliance on local property tax dollars. A copy of the plan is included in the Selectboard packet.
- B. We are nearing a resolution regarding the ownership of Lakeside Cemetery. Both parties involved believe the ownership can be transferred to the Town once the property boundaries are clearly defined. A title search of the property did not provide clear boundaries for the cemetery. As a result, the Town has contracted with Northeast Civil Solutions to conduct a survey of the cemetery. They anticipate completing the survey within the next couple of months.
- C. GPCOG shared an email from our Federal Highway representative, Patrick Adams, regarding the Demonstration Project Grant. We may receive approval as early as next week. If so, staff proposes focusing first on Casco, as the Town is the furthest along in identifying potential locations and projects.
- D. Mary Tremblay has begun her transition to part-time work, and Devin Langadas has assumed an additional 20 hours per week in Code Enforcement. To support the increased workload resulting from this transition, staff posted a 20-hour-per-week clerk position. The position has generated substantial interest, and staff are confident that a viable candidate will be identified.
- E. As previously directed by the Selectboard, I met with the local ATV club and a representative from the State to discuss potential collaboration on securing municipal grant funding for trail improvements. The discussion was constructive, with all parties agreeing that such collaboration would support the goals of the ATV Club, the State of

Maine, and the Town's Comprehensive Plan. I will provide updates as more information on the grant release date becomes available.

- F. The Town is in the initial phases of upgrading its website, as previously discussed. Staff are currently working with Civic Plus on website design, Polimorphic on the AI chatbot, and AudioEye to ensure ADA compliance. Feedback from the Selectboard, committees, and residents regarding desired improvements or aspects of the current website they find useful is greatly appreciated.
- G. The Maine Infrastructure Adaptation Fund is anticipated to release its grant parameters in late March of this year. Based on discussions with Gorrill Palmer, the area of Leach Hill Road that crosses Decker Brook should meet the parameters of the grant application due to past flooding. This portion of the memorandum is determining the Selectboard's interested in applying for this grant upon its release. I will keep the Selectboard up to date on the application process as additional information becomes available.

## On-Going Business

### 6. The Selectboard will consider upgrading EV chargers at the Community Center and Brown Avenue.

Included in the Selectboard packet is from Energy Management Consultants Inc.(EMC)'s proposal to convert the Town's two electric vehicle chargers from Level 1 to Level 2. The chargers are currently located at the bus stop on Brown Avenue and at the rear of the Casco Community Center. The proposal includes the purchase of two Level 2 chargers, wall-mount holsters, software, and labor for installation, with a total cost of \$5,349.34.

The advantages of upgrading the Town's EV chargers from Level 1 to Level 2 include:

- **Faster Charging:** Level 2 chargers provide roughly 20–25 miles of range per hour, compared to 3–5 miles for Level 1, improving convenience for public use and reducing vehicle downtime.
- **Aging Equipment:** The current Level 1 chargers, installed around 2014, are nearing the end of their expected 5–15-year lifespan.
- **Improved Revenue Structure:** Current usage generates less than \$100 annually. Level 2 chargers allow users to pay a fee based on electricity consumption, calculated using Town electricity rates plus \$0.05 per kWh, collected via the software system.

Financially, it is recommended that the Selectboard use contingency funding for this purchase, as authorized at Town Meeting. No Efficiency Maine or similar grant funding is currently available; however, staff will continue to monitor opportunities for potential installation of additional Level 2 chargers at the Town Office or Casco Community Park.

The Selectboard and members of the public previously inquired about a couple of topics not included in the initial synopsis. First, the Electric Vehicle (EV) chargers do not include routine maintenance. Second, these EV chargers do not require priority-based software, unlike some other vendors. If the Town is not satisfied with the Red-E software after one year, modifications can be made.

Several businesses throughout the Greater Portland area are currently using this software with their EV chargers. Additionally, I spoke with the Town of Yarmouth, which recently worked with Energy Management Consultants, and received a positive recommendation regarding their services.

## **7. The Selectboard will discuss renovations to Sand and Salt Shed.**

A structural assessment of the Town of Casco Sand and Salt Shed was completed to evaluate existing conditions and identify needed repairs. The structure consists of reinforced concrete walls and slab with a roof system supported by glulam arches and metal panels.

The assessment identified deterioration associated with long-term salt exposure and moisture. Interior concrete walls show salt and rust staining, likely related to corrosion of exposed steel form ties. No concrete spalling was observed. Horizontal cracking with rust staining may indicate deterioration of wall reinforcement, while minor vertical cracking at wall corners appears consistent with shrinkage or minor movement.

Exterior findings include damage to the north gable wall and corrosion of metal siding, increasing the potential for water intrusion. Several metal roof panels, particularly on the east side, were observed to be loose. Roof purlins should be evaluated as part of any repair work.

Recommended actions include cleaning and coating the concrete walls to reduce salt-related deterioration, sealing exterior wall cracks, repairing, or reconstructing the north gable wall with replacement of damaged siding, and refastening or replacing loose roof panels while inspecting associated framing.

The full structural assessment report, including photographs, is included in the Selectboard packet. No immediate structural deficiencies were identified; however, timely repairs are recommended to prevent further deterioration and extend the service life of the facility. Town staff will obtain initial cost estimates for consideration during the FY 27 budget process.

## **New Business**

### **8. The Selectboard will consider a request for reclaiming foreclosed property located at tax map 42, lot 3 and tax map 42, lot 4.**

Mr. Chute offers a payment of \$8,086.00, plus any additional interest and costs, to the Town of Casco to satisfy tax arrearages on Tax Accounts 000168 and 000043. The

delayed response to tax notices was inadvertent and due to work obligations and extended travel, with the notices not received until January 3, 2026. Property management is now being transferred to the owner's daughter, and procedures have been established to ensure timely payment going forward. Redemption is requested under Title 36 M.R.S.A. upon receipt of payment.

**9. The Selectboard will consider a request for reclaiming foreclosed property located at tax map 001A, lot 0003-537.**

Mr. Richard offers a payment of \$ 1,455.62, plus any additional interest and costs, to the Town of Casco to satisfy tax arrangements on Tax Accounts 003792. The delayed because of a miscommunication between Mr. Richard and Point Sebago.

**10. The Selectboard will discuss budgetary guidance related to the fiscal 2027 budget.**

Staff is beginning development of the Fiscal Year 2027 budget and respectfully requests Selectboard guidance on several operational and capital planning items to ensure alignment with Board priorities.

**Operational Budget Guidance Requested**

Staff seek directions on the following operational considerations:

- **Cost of Living Adjustments (COLA):** The Board's perspective on COLA levels to be incorporated into the FY 2027 budget.
- **Public Works Services:** Whether the Board wishes to maintain the current level of Public Works services or support an increase of one additional service level as proposed under the existing C Pond Plowing contract.
- **Fire Department Staffing:** Guidance on the preferred staffing model, specifically whether to move toward increased full-time fire staff versus continuing reliance on per diem staffing.
- **Law Enforcement Services:** Whether staff should explore contracted law enforcement services with the Cumberland County Sheriff's Department.
- **Planning Services:** The Board's preference for a full-time planning staff position versus contracted planning services.

**Capital Planning Guidance Requested**

Staff also request directions on the following capital-related matters:

- **Casco Fire Department Facility:** Whether to begin planning for repairs to the existing facility or explore new construction options, noting that the Finance Committee has already inquired about this issue.
- **Public Works Expansion:** Whether staff should explore opportunities for Public Works facility expansion in collaboration with the Town of Raymond.
- **Additional Funding:** Guidance on pursuing additional funding sources (grants or other mechanisms) to support operational or capital needs.

Direction from the Selectboard on these matters will assist staff in developing a budget proposal that reflects the Board's priorities and long-term planning goals.

## **11. The Selectboard will consider pavement preservation plan and FY27 road projects.**

The Selectboard packet includes a City Logix map evaluating town-owned roads. The map uses a color scale from green (good) to yellow, orange, and red (failed) to indicate road conditions. A corresponding database listing each road's Pavement Condition Index (PCI) is also provided.

Gorrill Palmer will provide recommendations for the FY27 pavement preservation plan for the Board's review prior to the meeting. There recommendations are included in the packet, but below is a synopsis of the recommendations.

The Capital Improvement Plan (CIP) for Paving and Street Rehabilitation Projects from 2026 to 2030. It includes detailed information about street names, sections, landmarks, dimensions, Pavement Condition Index (PCI) ratings, recommended maintenance, and estimated costs for each year. Key points are:

### **2026 Projects:**

- Total estimated cost: \$950,000 (includes \$400,000 unused from 2025).
- Streets include Pine Hill, Ridge Terrace, Raymond Cape, and Libby.
- Maintenance includes reclaiming, base paving, strip & pave, and overlaying.
- PCI ratings range from "Very Poor" to "Satisfactory."

### **2027 Projects:**

- Total estimated cost: \$639,000.
- Streets include Pine Hill, Sunny Hill, Hams Hill, Ward, Cold Springs, Casco Village, and Hillside.
- Maintenance includes surface paving, overlaying, and strip & pave.
- PCI ratings range from "Very Poor" to "Satisfactory."

### **2028 Projects:**

- Total estimated cost: \$732,000.
- Streets include Tarkiln Hill, Fernald, Leach Hill, and Quaker Ridge.
- Maintenance includes overlaying.
- PCI ratings range from "Poor" to "Satisfactory."

### **2029 Projects:**

- Total estimated cost: \$783,000.
- Streets include Sonny Maines, Larkspur, Heath, and Quaker Ridge.
- Maintenance includes strip & pave, reclaim & pave, and overlaying.
- PCI ratings range from "Very Poor" to "Satisfactory."

### **2030 Projects:**

- Total estimated cost: \$835,000.
- Streets include Edes Falls, Heather, Mayberry Hill, and Edwards.
- Maintenance includes reclaiming, paving, and overlaying.
- PCI ratings range from "Very Poor" to "Satisfactory."

**12. The Selectboard will consider changing their March 17th regular meeting to March 24, 2026.**

Due to scheduling conflicts, staff is requesting that the March 17, 2026, Selectboard meeting be rescheduled to March 24, 2026. There are two primary reasons for this request:

- I will be out of state on March 17 and unavailable to provide additional information if needed, due to time zone constraints.
- Resilience Planning LLC wishes to present a synopsis to the Selectboard, and March 24 is the only date in March when their full team is available. Staff and I believe having their complete team present is essential for an effective presentation and discussion with the Board and the public.

**13. The Selectboard will consider authorizing the Town to apply for 2026 Maine Community Foundation Community Building Project Grant.**

The Open Space Commission is requesting to apply for grant funding of \$10,000 to support preservation of community trail access, connectivity and water quality in the fragile Sebago Lake Watershed through a trail bridge restoration project within Jugtown Forest."

**Manager's Memorandum Page 5**

## Electric Charging Vehicle Installation Project

Prepared for: Town of Casco  
635 Meadow Rd.  
Casco, ME 04015

Prepared by: Energy Management Consultants, Inc.  
55 Industrial Way  
Portland, ME 04103





## About Us

*February 2022*

*The Lisbon School District selected EMC to complete a turn-key LED conversion for all of our facilities, inside and out. EMC didn't just replace old for new, they took the time to make sure each space had the right application. We would highly recommend EMC for your energy reduction needs.*

*-Richard Green, Ed.D  
Superintendent of Schools*

For nearly 30 years, Energy Management Consultants has been implementing successful energy reduction projects throughout New England. We are based out of Portland, ME and have EMC Project Managers, Engineering Support and Developers that reside in MA, ME & NH.

### The EMC Objective...

The primary focus of our design-build turnkey upgrades is to allow our customers to continue to focus on their business at hand. Once we have

completed our assessment and obtained approval for our facility improvement recommendations, we handle every aspect of the project:

- 
**Material Management:** Ordering, receiving, storing, taking inventory & disposing of all project related waste.
- 
**Incentives:** As a preferred contractor by the utility, EMC is uniquely involved in all aspects of maximizing your utility incentives. We will handle all aspects of ensuring you receive every incentive dollar available to you!
- 
**Project Management:** Overseeing electrical subcontractors providing on time, on budget installation.
- 
**Project Timeline:** Setting start and completion dates to meet customer's needs.
- 
**Project Tracking:** Scheduling reviews and reporting project progress on a weekly basis.
- 
**Problem Solving:** Addressing and resolving any issues that may arise in a timely and efficient manner
- 
**Follow Through:** Completing final walkthroughs with utility personnel and client to ensure complete satisfaction of customer expectations

Energy Management Consultants, Inc.  
55 Industrial Way  
Portland, ME 04103

Phone: 207-767-1313  
Fax: 207-767-1513  
Website: [www.emcinc-online.com](http://www.emcinc-online.com)



## COST SUMMARY

- **Electric Vehicle Charger Specifications- Community Center**
  - (1) 40amp Level 2 Autel EV Charger- 7.7 kW
  - (1) Wall Mount with Holster
  - RED-E Software- Included
  - Labor to install wall mounted charger and to commission the unit.  
Unit will be installed using same footprint as unit getting replaced.
- **Total Cost for (1) Level 2 40amp Charger, software and labor as described above is: \$2,674.67**
  
- **Electric Vehicle Charger Specifications- 20 Brown Ave- Casco Fire**
  - (1) 32amp Level 2 Autel EV Charger
  - (1) Wall Mount with Holster
  - RED-E Software- Included
  - Labor to install wall mounted charger and to commission the unit.  
Unit will be installed using same footprint as unit getting replaced.
- **Total Cost for (1) Level 2 32amp Charger, software and labor as described above is: \$2,674.67**



**Eric McCue**  
**Operations Manager**  
**EVSE Specialist**  
**Project Developer**  
**Energy Management**  
**Consultants 55 Industrial Way**  
**Portland, ME 04103**  
**E: [emccue@emcinc-online.com](mailto:emccue@emcinc-online.com)**  
**C: 207-939-9225**





### Agreements

In consideration of the mutual covenants set forth in this Agreement, Customer and Company hereby agree as follows:

- 1. Development of Project or Services.** Customer agrees to engage Company to develop the Project as described above\*.
- 2. Delivery of Project or Services.** Company will use reasonable diligence in the development of the project and endeavor to deliver to Customer an operational project no later than, TBD. Customer acknowledges, however, that this delivery deadline is an estimate and not a required delivery date.
- 3. Ownership Rights.** Company shall hold all right, title, and interest in and to all copyrights, patents, trade secrets, and other intellectual or industrial property rights in the project or any component or characteristic thereof which are proprietary to the Company. Customer shall not do anything that may infringe upon or in any way undermine Company’s right, title, and interest in the project, as described in this paragraph. Notwithstanding the above, Customer shall retain all of its intellectual property rights in any components it owns and transmits to Company for use in the project.
- 4. Compensation.** For all of Company’s services under this Agreement, Customer shall compensate the Company, in cash, the amount specified in the total above. In the event Customer fails to make any of the payments referenced by the deadline set forth as invoiced, Company has the right, but is not obligated, to pursue any or all of the following remedies: (1) terminate the Agreement, (2) remove the project from public access, (3) bring legal action.
- 5. Limited Warranty and Limitation on Damages.** Developers warrant the project will conform to the Specifications. If the project does not conform to the Specifications, the Company shall be responsible to correct the project without unreasonable delay, at the Company’s sole expense and without charge to Customer, to bring the project into conformance with the Specifications. This warranty shall be the exclusive warranty available to the Customer. Customer waives any other warranty, express or implied. Customer acknowledges that the Company does not warrant that the project will work on all platforms. Customer acknowledges that the Company is not responsible for the results obtained by the Customer. Customer waives any claim for damages, direct or indirect, and agrees that its sole and exclusive remedy for damages (either in contract or tort) is the return of the consideration paid to the Company.
- 6. Binding Effect.** This Agreement shall be binding upon and inure to the benefit of Customer and the Company and their respective successors and assigns, provided that the Company may not assign any of its obligations under this Agreement without prior written consent of Customer.

### Acceptance of Agreement: 2 EV Chargers and all associated labor/site work. \$5,349.34

The above prices, specifications and conditions are hereby accepted. The Company is authorized to execute the project as outlined in this Agreement. Payment will be made as proposed above.

Town of Casco

Energy Management Consultants, Inc.

By: \_\_\_\_\_

By: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

Date signed: \_\_\_\_\_

Date signed: \_\_\_\_\_

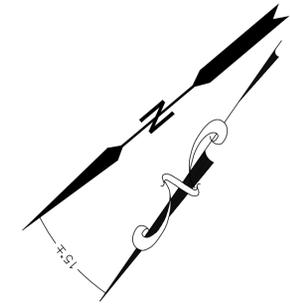
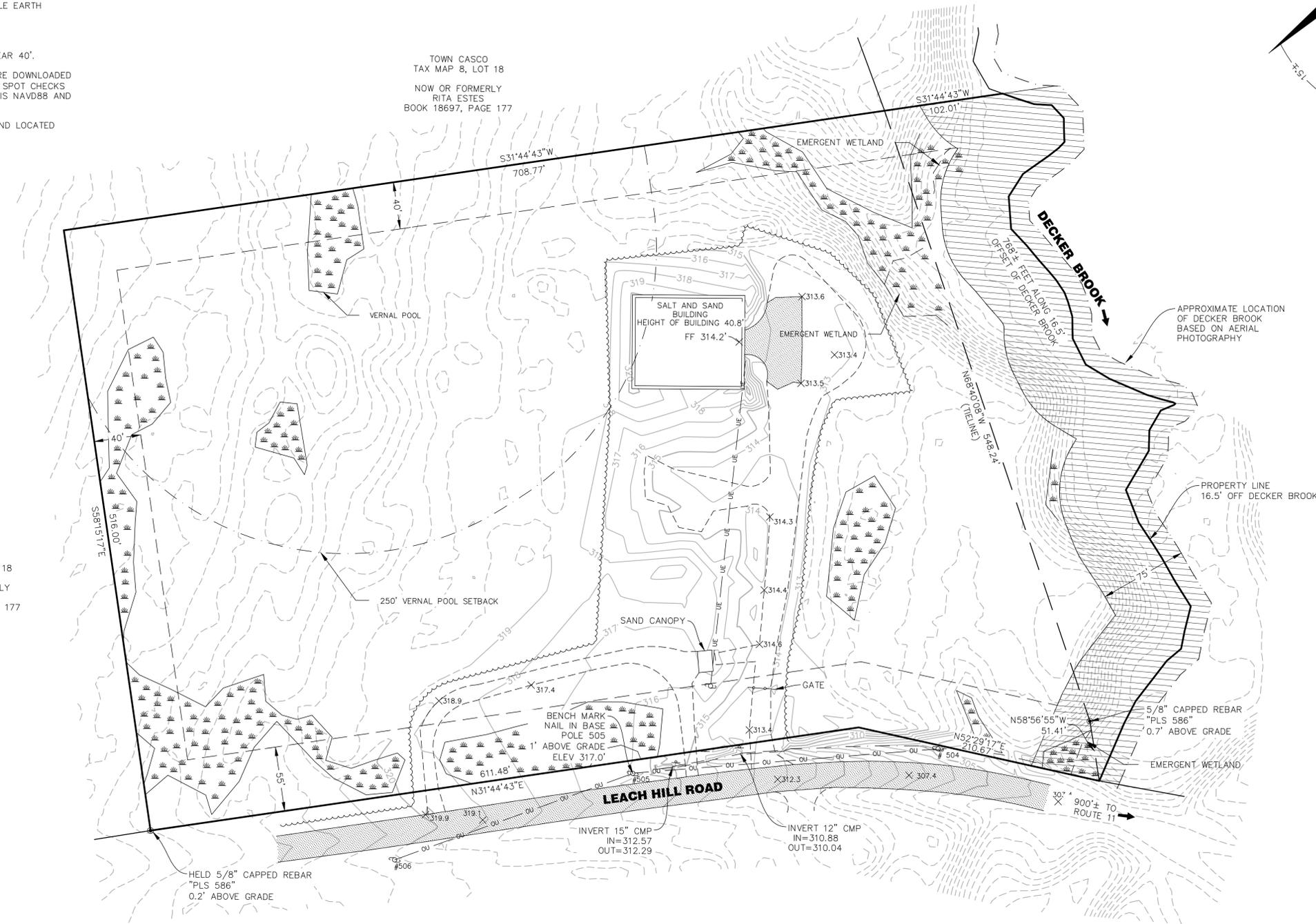


NOTES

- ALL BEARINGS ARE REFERENCED TO MAINE STATE GRID, WEST ZONE, NAD83 AND BASED ON GPS OBSERVATIONS NEAR THE SURVEYED PARCEL.
- TOWN OF CASCO: TAX MAP 8, LOT 18-1.
- OWNER OF RECORD AT TIME OF SURVEY: TOWN OF CASCO: BOOK 16091, PAGE 34.
- TOTAL AREA: 10.40 ACRES, MORE OR LESS.
- ALL BOOK AND PAGES REFER TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- THE LOCATION OF DECKER BROOK IS APPROXIMATE AND BASED ON GOOGLE EARTH AERIAL PHOTOGRAPHY.
- NO APPARENT ENCROACHMENTS WERE OBSERVED AT TIME OF SURVEY.
- COMMERCIAL ZONING DISTRICT FRONT BUILDING SETBACK 55' SIDE AND REAR 40'.
- CONTOURS SHOWN ARE BASED ON STATE OF MAINE LIDAR DATA AND WERE DOWNLOADED FROM [HTTP://COAST.NOAA.GOV](http://coast.noaa.gov) WITH A CONTOUR INTERVAL OF 1-FOOT. SPOT CHECKS COMPLETED BY MAIN-LAND AT TIME OF SURVEY. THE VERTICAL DATUM IS NAVD88 AND BASED ON GPS OBSERVATIONS NEAR THE SURVEYED PARCEL.
- WETLANDS DELINEATED BY BY MAIN-LAND DEVELOPMENT CONSULTANTS AND LOCATED WITH A HANDHELD GPS.

TOWN CASCO  
TAX MAP 8, LOT 18  
NOW OR FORMERLY  
RITA ESTES  
BOOK 18697, PAGE 177

TOWN CASCO  
TAX MAP 8, LOT 18  
NOW OR FORMERLY  
RITA ESTES  
BOOK 18697, PAGE 177



**LEGEND**

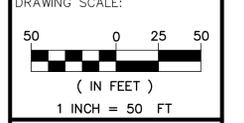
	EXISTING IRON PIPE, ROD, OR REBAR, AS NOTED
	SIGN
	UTILITY POLE
	OVERHEAD UTILITY
	BOUNDARY LINE (SURVEYED)
	ABUTTING BOUNDARY LINES (APPROX.)
	EASEMENT LINE
	TIE LINE
	EDGE OF GRAVEL
	TREELINE (APPROX.)
	STREAM
	DRAINAGE CULVERT
	BUILDING SETBACK
	MAJOR CONTOUR LINE
	MINOR CONTOUR LINE
	SPOT GRADE
	PAVEMENT
	LIDAR CONTOUR LINE

Boundary Points  
A DIVISION OF

**MAIN-LAND**  
DEVELOPMENT  
CONSULTANTS, INC.

69 MAIN ST. LIVERMORE FALLS, MAINE  
367 US ROUTE 1 FALMOUTH, MAINE  
PH: (207) 897-6752 FAX: (207) 897-5401  
WWW.MAIN-LANDDC.COM

PLAN SHOWING AN  
EXISTING CONDITIONS SURVEY  
**TOWN OF CASCO  
PUBLIC WORKS**  
448 LEACH HILL ROAD, TOWN OF  
CASCO, COUNTY OF CUMBERLAND,  
STATE OF MAINE  
OWNER OF RECORD  
**TOWN OF CASCO**  
P.O. BOX 60  
CASCO MAINE, 04015  
MADE FOR  
**TOWN OF CASCO**  
P.O. BOX 60  
CASCO MAINE, 04015



REVISION NOTES:  
REVISION 1: 2024-04-26 DB  
FOR REVIEW.  
REVISION 2: 2024-06-14 LMB  
FOR REVIEW.

PROJ. MGR:	DB
DRAWN BY:	KCC
CHECKED BY:	DB
REVISION NO.	N/A
SURVEY DATE:	2024-04-18
SUBMISSION DATE:	2024-06-18
SUBMITTED FOR:	FINAL

**EXISTING  
CONDITIONS  
SURVEY**

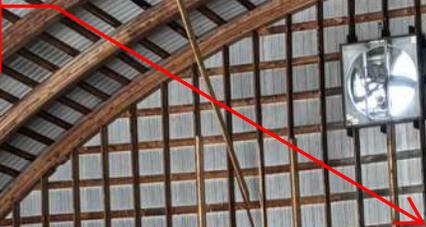


DAVID BOUFFARD PLS #2282  
DRAWING NO.  
**S1.1**  
M.L.D.C. NO. 24-042 1 OF 1

See Letter - clean walls and coat with bitumastic coating.



Rebuild End Wall



Clean, Repair and Fill Crack.



Rebuild End Wall



Rebuild End Wall





Re-fasten exterior  
roofing where  
detached.



Re-fasten exterior  
roofing where  
detached.



See Letter - clean walls and coat with bitumastic coating.



January 25, 2026

Mr. Owens McCullough PE, LEED AP  
Senior Vice President  
Sebago Technics Inc.  
75 John Roberts Road, Suite 4a  
South Portland, ME 04106

Re: Structural assessment of deteriorated walls  
Town of Casco Sand and Salt Shed, Casco, Maine

Dear Owens:

This report is to confirm observations and provide recommendations for the Town of Casco Sand and Salt Shed located off of Leach Hill Road in Casco, Maine. We met on site at the facility on September 25, with a follow up visit on September 29, 2025.

The building is a single-story structure used to store sand and salt for the town. The shed has reinforced concrete push walls and a concrete slab on grade floor. The east and west walls support the roof structure, which consists of glulam arches, wood purlins, and a metal roof. The north and south concrete walls support the gable-ends of the shed. The gable ends are framed with nominal 2x lumber.

**Observations:**

The insides of concrete walls have noticeable salt staining and rust staining. The rust appears largely to come from location of form ties. When ties are cut off, the ends are usually recessed in the concrete but otherwise exposed. The exposed steel may rust easily, and lead to staining. The presence of salt increases the likelihood of rusting. Please see Photos 1 & 2 at the end of this report.

There is some horizontal cracking in the walls, with occasional rust at the cracks (Photo 2). This could be an indication that wall reinforcing is rusting. Cracks can create an opening that allows salt to more easily contact reinforcing. Walls did not have widespread rusting like this, and no spalling was observed. Concrete spalling can occur when reinforcing rusts. The rust expands, cracking concrete and pushing it away from the wall – creating a spall. Again, no spalling was observed during the visit.

The roof arches impose vertical loads and horizontal thrust loads onto the top of the concrete walls. The walls cantilever above their foundations and slab, resisting thrust loads through bending. Both the concrete of the walls and the steel reinforcing on the inside face of the walls are critical for the work of supporting the roof arches. Protecting the reinforcing is important for the life of the shed.

The staining observed during the two visits is not cause for structural concern, at this time. If left unattended, deterioration at horizontal cracks may worsen. The surface of the walls should be cleaned and coated to help protect the walls.

Vertical cracks are visible on the exterior at wall corners (Photos 3 & 4). These cracks may be a combination from shrinkage and some wall movement. The cracks have no staining at them, and do not appear to be of much concern at this time. The cracks may be cleaned of loose material and sealed to help lessen future deterioration from freeze-thaw action.

The north gable wall has been damaged, apparently by pushing sand and salt above the concrete wall (Photos 5 & 6). Wood studs and purlins are cracked. Sheathing and siding have all been pushed out and damaged. The stud wall should be repaired or rebuilt to prevent rain water and snow from entering the shed.

The north east corner siding has rusted through (Photo 7). This has likely occurred because of salts that have contacted the siding, combined with moisture from natural humidity. Siding should be patched or replaced to prevent rain water and snow from entering the shed.

There are areas of metal roofing that have become loose, most notably on the east side of the shed (Photos 8 & 9). This has likely occurred due to years of wind and weather. Over the life of the shed, screw holes may have let some water in, leading to slow deterioration of wood and screws at the purlins. Eventually the wood and/or screws could not resist suction from wind loads, and became loose. In the short term the roofing should be re-secured or replaced, to prevent water and snow from entering the facility. Roofing and fastening should be evaluated for the entire shed. Over time wind may loosen more roofing, making the situation worse.

### **Recommendations:**

Clean and coat the push walls:

- Concrete walls should be pressure washed to remove salts
- Wire-brush rust stains to remove loose rust and materials
- After walls have dried, apply two consistent thick coats of a bituminous mastic. A continuous coating is important to help prevent salt from reaching the concrete.

Fill exterior walls cracks:

- Clean out cracks. Evaluate if the crack needs to be opened further for successful application of a sealant.
- Calked the prepared cracks with a flexible sealant.

North gable wall:

- Reframe all cracked or damaged members at the gable wall
- Re-fasten or replace damaged siding
- Rusted siding should be patched or replaced

Roofing:

- Refasten all loose roof panels. Evaluate purlins at roof damage, and replace all purlins that are deteriorated
- Have the entire roof, panels and fastening, evaluated. Purlins may also require replacement in locations.

**Closing**

The recommendations in this report are general in nature. Detailed design of repairs should be performed prior to construction. We will be pleased to work with you in developing these designs, if you would like.

It's been a pleasure working with you, and we hope this report addresses your needs at this time. If you have any questions or would like additional information about any of the items discussed, or need help with any other matter, we will be pleased to assist you. Our inspections were visual in nature. The entire facility was not inspected, and portions of the facility were concealed or obscured from view. The facility may have other conditions that require maintenance or restorative work. Our Opinions are limited only to the items discussed above, and other conditions, concealed or exposed, may require review and attention. If other questionable conditions are discovered, please contact us and we will be glad to review them.

Sincerely,  
LINCOLN HANEY ENGINEERING



Thad Gabryszewski, PE, SE  
Vice President



Photo 1: Southwest corner of inside of salt shed



Photo 2: Close up of rust staining at horizontal crack



Photo 3: Exterior crack in corner of wall - 1



Photo 4: Exterior crack in corner of wall - 2

Lincoln/Haney Engineering Associates, Inc.  
(207) 729-1061 mail@lincolnhaney.com



Photo 5: Damaged north wall, from exterior



Photo 6: Damaged north wall, from interior



Photo 7: Rust in wall panels



Photo 8: Loose roof panels, north east end of shed



Photo 9: Loose roof panels, east side of shed

Stephean C. Chute  
4 Ottawa Road  
Cape Elizabeth,  
Maine 04107

January 5<sup>th</sup> 2026  
Pamela Griffin  
Treasurer  
Anthony Ward  
Town Manager  
Town of Casco  
635 Meadow Road  
Casco, Maine  
County of Cumberland

Re: Request For Redemption: Tax Account 000168 and 000043;

Dear Treasurer, Griffin, and Town Manager, Ward:

We make tender of payment of \$8,086.00, herewith together with any additional interests and costs to the Town of Casco for the Tax arrearages on Tax Account 000168 and 000043.

The failure to timely respond to Tax Notices from the Town of Casco has on my part been inadvertent. Work and business responsibilities has kept me from traveling to Casco for the last several months to attend to important Town Tax Notices. Indeed, I have been out of the country, and just returning to Cape Elizabeth, my home for the last twenty years, on Christmas Eve, the 24<sup>th</sup> of 2025.

The Notices of Tax Liens and Maturity were not received by me until January 3<sup>rd</sup> 2026 when I was able to travel to South Casco, Post Office to retrieve the mail.

We are in the process of turning management of these properties over to my daughter, Charity Catruch, a Casco resident; but through my inadvertence, did not have the opportunity to personally receive the Tax Notices, and deliver to Charity for payment.

We have now established a regular process for receiving Tax Notices and processing the payments for timely payment.

We therefore, upon tender of payment of \$8,086.00, herewith together with any addition interests and costs to the Town of Casco for the Tax arrearages on Tax Account 000168 and 000043 Request Redemption of the Title 36 M.R.S.A. Notice of Impending Automatic Foreclosure.

  
Stephean C. Chute

cc. Charity Catruch



**RE Account 168 Detail  
as of 01/16/2026**

Item 8.#

Name: CHUTE, EDWARD & STEPHEN  
Location: 333 ROOSEVELT TRL  
Acreage: 1.47 Map/Lot: 0002-0014-E  
Book Page: B8751P0281

Land: 85,300  
Building: 290,300  
Exempt: 0  

---

Total: 375,600

Ref1:

2026-1 Period Due:  
1) 1,942.25  
2) 1,924.95

Mailing P O BOX 707  
Address: SOUTH CASCO, ME 04077-707

Year/Rec #	Date	Reference	P C	Principal	Interest	Costs	Total
2026-1 R	09/05/2025	Original		3,849.90	0.00	0.00	3,849.90
		CURINT		0.00	-17.30	0.00	-17.30
		Total		3,849.90	17.30	0.00	3,867.20
2025-1 L	08/08/2024	Original		3,669.61	0.00	0.00	3,669.61
		Billed To:	CHUTE, EDWARD & STEPHEN				
0	06/26/2025	DEMAND	A 3	0.00	0.00	-22.28	-22.28
			Demand Fees				
	08/01/2025	Liened		3,669.61	84.25	80.72	0.00
		CURINT		0.00	-67.56	0.00	-67.56
		Total		3,669.61	151.81	80.72	3,902.14
2024-1 L	08/25/2023	Original		5,316.13	0.00	0.00	5,316.13
		Billed To:	CHUTE, EDWARD & GLORIA & STEPHEN				
0	05/15/2024	DEMAND	A 3	0.00	0.00	-19.10	-19.10
			Demand Fees				
	06/20/2024	Liened		5,316.13	96.71	70.10	0.00
0	11/20/2025	CHGINT	A I	0.00	-301.78	0.00	-301.78
0	11/20/2025	FCFEES	A L	0.00	0.00	-23.88	-23.88
			Lien Maturity Fee				
		CURINT		0.00	-33.21	0.00	-33.21
		Total		5,316.13	431.70	93.98	5,841.81
2023-1 L	*			0.00	0.00	0.00	0.00
2022-1 L	*			0.00	0.00	0.00	0.00
2021-1 L	*			0.00	0.00	0.00	0.00
2020-1 L	*			0.00	0.00	0.00	0.00
2019-1 L	*			0.00	0.00	0.00	0.00
2018-1 L	*			0.00	0.00	0.00	0.00
2017-1 L	*			0.00	0.00	0.00	0.00
2016-1 L	*			0.00	0.00	0.00	0.00
2015-1 L	*			0.00	0.00	0.00	0.00
2014-1 L	*			0.00	0.00	0.00	0.00
2013-1 L	*			0.00	0.00	0.00	0.00
2012-1 L	*			0.00	0.00	0.00	0.00
2011-1 L	*			0.00	0.00	0.00	0.00
2010-1 L	*			0.00	0.00	0.00	0.00
2009-1 R				0.00	0.00	0.00	0.00
2008-1 L	*			0.00	0.00	0.00	0.00
2007-1 L	*			0.00	0.00	0.00	0.00
2006-1 L	*			0.00	0.00	0.00	0.00
2005-1 L	*			0.00	0.00	0.00	0.00
2004-1 R				0.00	0.00	0.00	0.00

**RE Account 168 Detail  
as of 01/16/2026**

Item 8.#
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Name: CHUTE, EDWARD & STEPHEN  
Location: 333 ROOSEVELT TRL  
Acreage: 1.47 Map/Lot: 0002-0014-E  
Book Page: B8751P0281

Land:	85,300
Building:	290,300
Exempt	0
<b>Total:</b>	<b>375,600</b>

2026-1 Period Due:  
1) 1,942.25  
2) 1,924.95

Ref1:  
Mailing P O BOX 707  
Address: SOUTH CASCO, ME 04077-707

Year/Rec #	Date	Reference	P	C	Principal	Interest	Costs	Total
2003-1 L	*				0.00	0.00	0.00	0.00
2002-1 L	*				0.00	0.00	0.00	0.00
2001-1 L	*				0.00	0.00	0.00	0.00
2000-1 L	*				0.00	0.00	0.00	0.00
1999-1 L	*				0.00	0.00	0.00	0.00
1998-1 L	*				0.00	0.00	0.00	0.00
1997-1 L	*				0.00	0.00	0.00	0.00
1996-1 L	*				0.00	0.00	0.00	0.00
Account Totals as of 01/16/2026					12,835.64	600.81	174.70	13,611.15

Per Diem	
2026-1	0.2110
2025-1	0.4021
2024-1	0.5826
<b>Total</b>	<b>1.1957</b>

Exempt Codes:

Note: Payments will be reflected as positive values and charges to the account will be represented as negative values.

**RE Account 43 Detail  
as of 01/16/2026**

Name: CHUTE, STEPHEN & LINDA  
Location: 10 RED MILL RD  
Acreage: 1.42 Map/Lot: 0002-0014-G  
Book Page: B18082P0328

Land: 46,200  
Building: 241,700  
Exempt: 25,000  
Total: 262,900

2026-1 Period Due:  
2) -31.62

Ref1:  
Mailing P O BOX 707  
Address: SOUTH CASCO, ME 04077-707

Year/Rec #	Date	Reference	P C	Principal	Interest	Costs	Total
2026-1 R	09/05/2025	Original		2,694.73	0.00	0.00	2,694.73
4822	01/08/2026	CHGINT	1 I	0.00	-3.69	0.00	-3.69
4822	01/08/2026	CHUTE	A P	2,726.35	3.69	0.00	2,730.04
		Total		-31.62	0.00	0.00	-31.62
2025-1 L	08/08/2024	Original		2,568.53	0.00	0.00	2,568.53
0	06/26/2025	DEMAND	A 3	0.00	0.00	-12.64	-12.64
		Demand Fees					
	08/01/2025	Liened		2,568.53	58.97	60.64	0.00
4822	01/08/2026	CHGINT	1 I	0.00	-31.24	0.00	-31.24
4822	01/08/2026	CHUTE	A P	2,568.53	90.21	60.64	2,719.38
		Total		0.00	0.00	0.00	0.00
2024-1 L	08/25/2023	Original		2,382.93	0.00	0.00	2,382.93
0	05/15/2024	DEMAND	A 3	0.00	0.00	-11.05	-11.05
		Demand Fees					
	06/20/2024	Liened		2,382.93	43.35	62.05	0.00
5198	02/11/2025	CHGINT	1 I	0.00	-54.06	0.00	-54.06
5198	02/11/2025	SChute	A P	0.00	0.47	0.00	0.47
0	11/20/2025	CHGINT	A I	0.00	-81.22	0.00	-81.22
0	11/20/2025	FCFEES	A L	0.00	0.00	-13.44	-13.44
		Lien Maturity Fee					
4822	01/08/2026	CHUTE	A P	2,382.93	178.16	75.49	2,636.58
		Total		0.00	0.00	0.00	0.00
2023-1 L	*			0.00	0.00	0.00	0.00
2022-1 L	*			0.00	0.00	0.00	0.00
2021-1 L	*			0.00	0.00	0.00	0.00
2020-1 L	*			0.00	0.00	0.00	0.00
2019-1 L	*			0.00	0.00	0.00	0.00
2018-1 L	*			0.00	0.00	0.00	0.00
2017-1 L	*			0.00	0.00	0.00	0.00
2016-1 L	*			0.00	0.00	0.00	0.00
2015-1 L	*			0.00	0.00	0.00	0.00
2014-1 L	*			0.00	0.00	0.00	0.00
2013-1 L	*			0.00	0.00	0.00	0.00
2012-1 L	*			0.00	0.00	0.00	0.00
2011-1 L	*			0.00	0.00	0.00	0.00
2010-1 L	*			0.00	0.00	0.00	0.00
2009-1 L	*			0.00	0.00	0.00	0.00
2008-1 L	*			0.00	0.00	0.00	0.00
2007-1 L	*			0.00	0.00	0.00	0.00
2006-1 L	*			0.00	0.00	0.00	0.00

Casco  
10:27 AM

**RE Account 43 Detail  
as of 01/16/2026**

01/16/2026

Item 8.#

Name: CHUTE, STEPHEN & LINDA  
Location: 10 RED MILL RD  
Acreage: 1.42 Map/Lot: 0002-0014-G  
Book Page: B18082P0328

Land: 46,200  
Building: 241,700  
Exempt 25,000  

---

Total: 262,900

2026-1 Period Due:  
2) -31.62

Ref1:  
Mailing P O BOX 707  
Address: SOUTH CASCO, ME 04077-707

Year/Rec #	Date	Reference	P	C	Principal	Interest	Costs	Total
2005-1	R				0.00	0.00	0.00	0.00
2004-1	L *				0.00	0.00	0.00	0.00
2003-1	L *				0.00	0.00	0.00	0.00
2002-1	L *				0.00	0.00	0.00	0.00
Account Totals as of 01/16/2026					-31.62	0.00	0.00	-31.62

Exempt Codes: 1 Homestead Exempt

Note: Payments will be reflected as positive values and charges to the account will be represented as negative values.

**RE Account 3792 Detail  
as of 01/22/2026**

Name: RICARD, JOHN  
Location: 537 RED RD  
Acreage: 0.00 Map/Lot: 001A-0003-537  
Book Page: BXXXXXP0

Land: 0  
Building: 35,000  
Exempt: 0  

---

Total: 35,000

Ref1: F/K/A M/L 001A-003L-0537

2026-1 Period Due:  
1) 181.11  
2) 179.37

Mailing: 241 PARK ST  
Address: WEST ROXBURY, MA 02132

Year/Rec #	Date	Reference	P C	Principal	Interest	Costs	Total
2026-1 R	09/05/2025	Original		358.75	0.00	0.00	358.75
		CURINT		0.00	-1.73	0.00	-1.73
		Total		358.75	1.73	0.00	360.48
2025-1 L	08/08/2024	Original		341.95	0.00	0.00	341.95
0	06/26/2025	DEMAND	A 3	0.00	0.00	-12.64	-12.64
		Demand Fees					
	08/01/2025	Liened		341.95	7.85	60.64	0.00
		CURINT		0.00	-6.52	0.00	-6.52
		Total		341.95	14.37	60.64	416.96
2024-1 L	08/25/2023	Original		494.45	0.00	0.00	494.45
0	05/15/2024	DEMAND	A 3	0.00	0.00	-11.05	-11.05
		Demand Fees					
	06/20/2024	Liened		494.45	9.00	62.05	0.00
		CURINT		0.00	-31.48	0.00	-31.48
		Total		494.45	40.48	62.05	596.98
2023-1 L	*			62.59	5.97	12.64	81.20
2022-1 R				0.00	0.00	0.00	0.00
2021-1 R				0.00	0.00	0.00	0.00
2020-1 L	*			0.00	0.00	0.00	0.00
2019-1 L	*			0.00	0.00	0.00	0.00
2018-1 L	*			0.00	0.00	0.00	0.00
2017-1 R				0.00	0.00	0.00	0.00
2016-1 R				0.00	0.00	0.00	0.00
2015-1 R				0.00	0.00	0.00	0.00
2014-1 R				0.00	0.00	0.00	0.00
2013-1 R				0.00	0.00	0.00	0.00
2012-1 R				0.00	0.00	0.00	0.00
2011-1 R				0.00	0.00	0.00	0.00
2010-1 R				0.00	0.00	0.00	0.00
2009-1 R				0.00	0.00	0.00	0.00
Account Totals as of 01/22/2026				1,257.74	62.55	135.33	1,455.62

**Per Diem**

2026-1	0.0197
2025-1	0.0375
2024-1	0.0542
2023-1	0.0069
Total	0.1182

Exempt Codes:

Note: Payments will be reflected as positive values and charges to the account will be represented as negative values.

Casco  
11:16 AM

**RE Account 3792 Detail  
as of 01/22/2026**

01/22/2026  
Item 9.#

Name: RICARD, JOHN  
Location: 537 RED RD  
Acreage: 0.00 Map/Lot: 001A-0003-537  
Book Page: BXXXXXP0

Land: 0  
Building: 35,000  
Exempt 0  

---

Total: 35,000

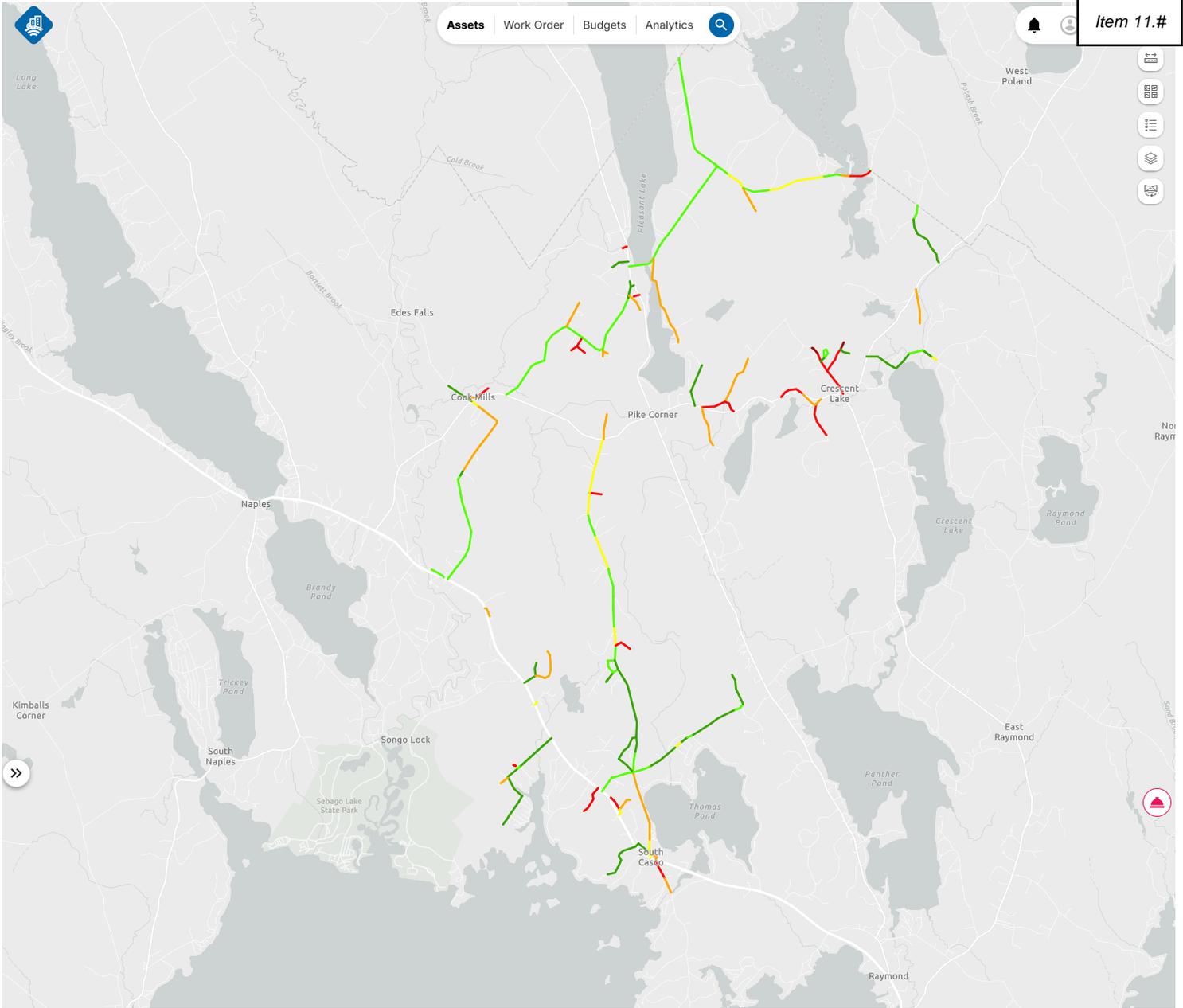
2026-1 Period Due:  
1) 181.11  
2) 179.37

Ref1: F/K/A M/L 001A-003L-0537  
Mailing 241 PARK ST  
Address: WEST ROXBURY, MA 02132

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Year/Rec #	Date	Reference	P	C	Principal	Interest	Costs	Total
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OBJECTID	Street Name	PCI	Maintenance Suggestion	Estimated Cost	Repair Prio	Width (ft)	Length (ft)	Area (sy)	Last Repair Method
1	Edwards	86	Crack Sealing	4507	17.5	24	563	1502.269	
2	Tenney Hill	49	Mill & Overlay	269935	63.75	24	1191	3175.709	
3	Edes Falls	31	Reconstruction	84913	86.25	24	255	679.3064	
4	Heath	83	Crack Sealing	722	21.25	24	90	240.7565	
5	Mayberry Hill	81	Crack Sealing	2042	23.75	24	255	680.5981	
6	Quaker Ridge	87	Crack Sealing	27228	16.25	24	3404	9076.151	
7	Point Sebago	100	Defer Maintenance	0	0	24	244	650.0127	Crack Sealing
8	Ring Landing	32	Reconstruction	540167	85	24	1621	4321.333	
9	Heath	77	Crack Sealing	2444	28.75	24	305	814.6497	
10	Point Sebago	95	Defer Maintenance	0	6.25	24	651	1736.013	Crack Sealing
11	Quaker Ridge	64	Mill & Overlay	166600	45	24	735	1960.002	
12	Edes Falls		Grading	110670	0	24	1383	3689.003	
13	Quaker Ridge	83	Crack Sealing	5462	21.25	24	683	1820.548	Mill & Overlay
14	Heath	76	Crack Sealing	8828	30	24	1104	2942.805	
15	Ward	58	Mill & Overlay	44248	52.5	24	195	520.559	
16	Edwards	87	Crack Sealing	8554	16.25	24	1069	2851.286	
17	Spiller	36	Reconstruction	316766	80	24	950	2534.129	
18	Tenney Hill	67	Mill & Overlay	111127	41.25	24	490	1307.374	
19	Mayberry Hill	82	Crack Sealing	1179	22.5	24	147	393.1476	
20	Spiller	40	Mill & Overlay	227503	75	24	1004	2676.504	
21	Maturo	20	Reconstruction	153742	100	24	461	1229.935	
22	Mayberry Hill	78	Crack Sealing	3048	27.5	24	381	1015.944	
23	Quaker Ridge	60	Mill & Overlay	418568	50	24	1847	4924.333	
24	Stone	100	Defer Maintenance	0	0	24	833	2222.151	Reconstruction
25	Shawnee View	27	Reconstruction	133235	91.25	24	400	1065.88	
26	Quaker Ridge	79	Crack Sealing	9305	26.25	24	1163	3101.607	
27	Brown	79	Crack Sealing	2725	26.25	24	341	908.3735	Crack Sealing
28	Fernald	46	Mill & Overlay	63073	67.5	24	278	742.0336	
29	Hillcrest	84	Crack Sealing	9087	20	24	1136	3029.026	
30	Libby	95	Defer Maintenance	0	6.25	24	353	941.4171	Crack Sealing
31	Point Sebago	100	Defer Maintenance	0	0	24	239	638.6366	
32	Tenney Hill	46	Mill & Overlay	201215	67.5	24	888	2367.239	

33 Pine Hill	32 Reconstruction	220318	85	24	661	1762.546	
34 Libby	88 Crack Sealing	1402	15	24	175	467.4199	Crack Sealing
35 Raymond Cape	39 Reconstruction	402170	76.25	24	1207	3217.361	
36 Mayberry Hill	80 Crack Sealing	3441	25	24	430	1146.891	
37 Maturo	32 Reconstruction	495068	85	24	1485	3960.542	
38 Heath	72 Crack Sealing	1244	35	24	155	414.6652	
39 Libby	100 Defer Maintenance	0	0	24	142	379.0711	Crack Sealing
40 Libby	66 Mill & Overlay	88399	42.5	24	390	1039.992	Crack Sealing
41 Quaker Ridge	69 Mill & Overlay	68888	38.75	24	304	810.4485	
42 Andrews	Grading	31112	0	24	389	1037.079	
43 Shawnee View	30 Reconstruction	195698	87.5	24	587	1565.582	
44 Winslow	32 Reconstruction	482032	85	24	1446	3856.26	
45 Point Sebago	94 Defer Maintenance	0	7.5	24	256	681.6124	
46 Mayberry Hill	79 Crack Sealing	7853	26.25	24	982	2617.737	
47 Libby	88 Crack Sealing	23528	15	24	2941	7842.793	Crack Sealing
48 Quaker Ridge	65 Mill & Overlay	274011	43.75	24	1209	3223.656	
49 Brown	80 Crack Sealing	7142	25	24	893	2380.633	Crack Sealing
50 Hams Hill	35 Reconstruction	292520	81.25	24	878	2340.158	
51 Quaker Ridge	49 Mill & Overlay	206474	63.75	24	911	2429.105	
52 Point Sebago	100 Defer Maintenance	0	0	24	355	946.171	Crack Sealing
53 Hillside	Grading	20727	0	24	259	690.9139	
54 Johnson Hill	84 Crack Sealing	6881	20	24	860	2293.627	Crack Sealing
55 Mayberry Hill	78 Crack Sealing	4011	27.5	24	501	1337.052	
56 Casco Village	94 Defer Maintenance	0	7.5	24	761	2028.264	
57 Kimball	80 Crack Sealing	6278	25	24	785	2092.64	
58 Tarkiln Hill	45 Mill & Overlay	31864	68.75	24	141	374.8737	
59 Leach Hill	82 Crack Sealing	44333	22.5	24	5542	14777.73	Crack Sealing
60 Quaker Ridge	81 Crack Sealing	3829	23.75	24	479	1276.396	Mill & Overlay
61 Hillside	76 Crack Sealing	6778	30	24	847	2259.167	
62 Burgess	36 Reconstruction	451454	80	24	1354	3611.628	
63 Raymond Cape	44 Mill & Overlay	100429	70	24	443	1181.518	
64 Quaker Ridge	83 Crack Sealing	6895	21.25	24	862	2298.211	
65 Tenney Hill	80 Crack Sealing	38292	25	24	4787	12764.11	

66 Pine Hill	39 Reconstruction	158297	76.25	24	475	1266.38	
67 Circle	96 Defer Maintenance	0	5	24	857	2285.61	
68 Heath	64 Mill & Overlay	280776	45	24	1239	3303.242	
69 Pine Hill	24 Reconstruction	124756	95	24	374	998.05	
70 Heather	50 Mill & Overlay	198358	62.5	24	875	2333.625	
71 Libby	87 Crack Sealing	5673	16.25	24	709	1891.062	Crack Sealing
72 Leach Hill	100 Defer Maintenance	0	0	24	228	606.8973	
73 Quaker Ridge	61 Mill & Overlay	77539	48.75	24	342	912.2248	
74 Heath	67 Mill & Overlay	726385	41.25	24	3205	8545.706	
75 Tenney Hill	45 Mill & Overlay	10525	68.75	24	46	123.823	
76 Quaker Ridge	90 Defer Maintenance	0	12.5	24	824	2196.571	Mill & Overlay
77 Leach Hill	84 Crack Sealing	26072	20	24	3259	8690.587	
78 Mayberry Hill	83 Crack Sealing	28569	21.25	24	3571	9522.95	
79 Mayberry Hill	82 Crack Sealing	8863	22.5	24	1108	2954.308	
80 Mayberry Hill	80 Crack Sealing	3621	25	24	453	1206.965	
81 Quaker Ridge	78 Crack Sealing	5886	27.5	24	736	1961.92	
82 Leach Hill	100 Defer Maintenance	0	0	24	126	334.8233	
83 Mayberry Hill	75 Crack Sealing	11814	31.25	24	1477	3938.045	
84 Kimball	78 Crack Sealing	3366	27.5	24	421	1121.959	
85 Hillcrest	94 Defer Maintenance	0	7.5	24	244	650.9462	
86 Leach Hill	100 Defer Maintenance	0	0	24	536	1429.404	
87 Glen	100 Defer Maintenance	0	0	24	1671	4455.337	Reconstruction
88 Birch	Grading	25883	0	24	324	862.7601	
89 Pine Hill	32 Reconstruction	527767	85	24	1583	4222.134	
90 Ward	38 Reconstruction	120247	77.5	24	361	961.9789	
91 Point Sebago	88 Crack Sealing	19574	15	24	2447	6524.59	Crack Sealing
92 Leach Hill	82 Crack Sealing	2954	22.5	24	369	984.5593	Crack Sealing
93 Heath	71 Crack Sealing	12067	36.25	24	1508	4022.36	
94 Casco Village	61 Mill & Overlay	72946	48.75	24	322	858.1857	
95 Brown	80 Crack Sealing	546	25	24	68	181.9389	
96 Quaker Ridge	88 Crack Sealing	5673	15	24	709	1891.117	
97 Circle	82 Crack Sealing	2718	22.5	24	340	906.0049	
98 Mayberry Hill	75 Crack Sealing	413	31.25	24	52	137.5997	

99 Riggs	83 Crack Sealing	350	21.25	24	44	116.5482	
100 Overlook	83 Crack Sealing	4459	21.25	24	557	1486.479	Crack Sealing
101 Leach Hill	88 Crack Sealing	2535	15	24	317	844.9951	
102 Quaker Ridge	55 Mill & Overlay	700578	56.25	24	3091	8242.095	
103 Tenney Hill	47 Mill & Overlay	56373	66.25	24	249	663.2119	
104 Cold Springs	56 Mill & Overlay	49401	55	24	218	581.1924	
105 Nakrem	32 Reconstruction	229522	85	24	689	1836.179	
106 Crescent	94 Defer Maintenance	0	7.5	24	560	1494.51	
107 Pine Hill	25 Reconstruction	34277	93.75	24	103	274.2122	
108 Quaker Ridge	67 Mill & Overlay	461094	41.25	24	2034	5424.635	
109 Quaker Ridge	60 Mill & Overlay	299541	50	24	1322	3524.017	
110 Fountain Hill	88 Crack Sealing	8167	15	24	1021	2722.33	
111 Leach Hill	83 Crack Sealing	11567	21.25	24	1446	3855.618	Crack Sealing
112 Tarkiln Hill	52 Mill & Overlay	72579	60	24	320	853.8725	
113 Point Sebago	100 Defer Maintenance	0	0	24	1388	3700.194	Crack Sealing
114 Mayberry Hill	81 Crack Sealing	6442	23.75	24	805	2147.183	
115 Mayberry Hill	80 Crack Sealing	10787	25	24	1348	3595.513	
116 Tenney Hill	51 Mill & Overlay	509552	61.25	24	2248	5994.729	
117 Lakewood	95 Defer Maintenance	0	6.25	24	1783	4753.874	
118 Libby	86 Crack Sealing	3359	17.5	24	420	1119.605	Crack Sealing
119 Raymond Cape	46 Mill & Overlay	99476	67.5	24	439	1170.308	
120 Point Sebago	100 Defer Maintenance	0	0	24	712	1898.412	Crack Sealing
121 Heath	35 Reconstruction	441935	81.25	24	1326	3535.482	
122 Mayberry Hill	76 Crack Sealing	6338	30	24	792	2112.648	
123 Edwards	95 Defer Maintenance	0	6.25	24	681	1815.502	Cross Culvert
124 Tenney Hill	90 Defer Maintenance	0	12.5	24	277	739.1234	
125 Edwards	89 Crack Sealing	10960	13.75	24	1370	3653.193	
126 Lakewood	91 Defer Maintenance	0	11.25	24	908	2421.188	
127 Spiller	51 Mill & Overlay	90908	61.25	24	401	1069.51	
128 Johnson Hill	92 Defer Maintenance	0	10	24	3041	8110.372	Crack Sealing
129 New	93 Defer Maintenance	0	8.75	24	1116	2974.684	
130 Libby	85 Crack Sealing	1801	18.75	24	225	600.3165	Crack Sealing
131 Hams Hill	63 Mill & Overlay	85941	46.25	24	379	1011.073	

132 Quaker Ridge	74 Crack Sealing	1007	32.5	24	126	335.6104	
133 Quaker Ridge	73 Crack Sealing	10631	33.75	24	1329	3543.576	
134 Casco Village	47 Mill & Overlay	77927	66.25	24	344	916.7891	
135 Brown	82 Crack Sealing	7239	22.5	24	905	2413.068	Crack Sealing
136 Jim Small	48 Mill & Overlay	652713	65	24	2880	7678.98	
137 Larkspur	33 Reconstruction	183196	83.75	24	550	1465.568	
138 Point Sebago	78 Crack Sealing	658	27.5	24	82	219.4398	
139 Tenney Hill	80 Crack Sealing	7882	25	24	985	2627.318	
140 Point Sebago	92 Defer Maintenance	0	10	24	156	416.498	
141 Overlook	92 Defer Maintenance	0	10	24	1781	4750.099	Crack Sealing
142 Mayberry Hill	80 Crack Sealing	6797	25	24	850	2265.735	
143 Sonny Maines	29 Reconstruction	109714	88.75	24	329	877.7132	
144 Leach Hill	84 Crack Sealing	5855	20	24	732	1951.592	Crack Sealing
145 Heath	73 Crack Sealing	2925	33.75	24	366	974.8459	
146 Mayberry Hill	78 Crack Sealing	7388	27.5	24	924	2462.718	
147 Mayberry Hill	81 Crack Sealing	4880	23.75	24	610	1626.677	
148 Libby	89 Crack Sealing	4503	13.75	24	563	1501.143	Crack Sealing
149 Cooks Mills	90 Defer Maintenance	0	12.5	24	1378	3674.323	
150 Quaker Ridge	67 Mill & Overlay	178994	41.25	24	790	2105.807	
151 Heath	51 Mill & Overlay	87134	61.25	24	384	1025.109	
152 Tenney Hill	53 Mill & Overlay	50184	58.75	24	221	590.4014	
153 Quaker Ridge	76 Crack Sealing	2343	30	24	293	781.1583	
154 Libby	78 Crack Sealing	7963	27.5	24	995	2654.239	Crack Sealing
155 Cooks Mills	93 Defer Maintenance	0	8.75	24	193	514.8123	
156 Edwards	82 Crack Sealing	6301	22.5	24	788	2100.336	
157 Mayberry Hill	73 Crack Sealing	1372	33.75	24	172	457.4278	
158 Burgess	34 Reconstruction	270683	82.5	24	812	2165.461	
159 Ridge Terrace	29 Reconstruction	317281	88.75	24	952	2538.247	
160 Casco Village	86 Crack Sealing	2081	17.5	24	260	693.8023	
161 Edwards	57 Mill & Overlay	58155	53.75	24	257	684.1733	
162 Tenney Hill	77 Crack Sealing	5393	28.75	24	674	1797.52	
163 Point Sebago	100 Defer Maintenance	0	0	24	129	343.3903	Crack Sealing
164 Quaker Ridge	97 Defer Maintenance	0	3.75	24	534	1422.822	

165 Sunny Hill	94 Defer Maintenance	0	7.5	24	734	1957
166 Moose	94 Defer Maintenance	0	7.5	24	764	2036.118
167 Sunny Hill	49 Mill & Overlay	526051	63.75	24	2321	6188.839
168 Quaker Ridge	73 Crack Sealing	7673	33.75	24	959	2557.75
170 Dadmun Dr	50 Grading	48420	62.5	22	660	1614
171 Millstream Terrace	30 Base Repair (Gravel)	37675	87.5	19	714	1507
172 West Fountain Road	41 Grading	113040	73.75	22	1542	3768
173 Terrace lane	41 Grading	74430	73.75	22	1015	2481
174 Lord Road	41 Grading	397980	73.75	23	5191	13266
175 Pinkham Lane	41 Grading	103920	73.75	22	1417	3464
176 Freeman Road	50 Grading	145050	62.5	22	1978	4835
177 North Pine Hill Road	50 Grading	106170	62.5	22	1448	3539
178 Riggs Road	50 Grading	37860	62.5	22	516	1262
179 Bramble Hill Road	50 Grading	46440	62.5	24	580	1548
180 Camp Cedar Road	50 Grading	180930	62.5	24	2262	6031
181 PavilionRoad	50 Grading	64980	62.5	21	928	2166
182 Stone Road	100 Defer Maintenance	7076	0	20	1592	3538 Reconstruction

## 2026 CIP Paving & Street Rehabilitation Projects

Street Name	Section	From Landmark	To Landmark	Length (ft)	Width (ft)	PCI (2023)	PCI Category	Recommended Maintenance	Estimated Cost*
Pine Hill	1	SR 11 (Poland Spring)	Juris change	4,200	24	32	Very Poor	Reclaim & base pave**	\$ 507,000
Ridge Terrace	1	Dead end	Quaker Ridge Rd	960	24	29	Very Poor	Strip & pave	\$ 146,000
Raymond Cape	1	Town Line	US 302 (Roosevelt)	2,090	24	42	Poor	Overlay (2.5")	\$ 159,000
Libby	1	Overlook Ln	Libby Rd	3,220	24	82	Satisfactory	Overlay (1.25")	\$ 138,000
<b>2026 Total Estimated Cost ***</b>									<b>\$ 950,000</b>

## 2027 CIP Paving & Street Rehabilitation Projects

Street Name	Section	From Landmark	To Landmark	Length (ft)	Width (ft)	PCI (2023)	PCI Category	Recommended Maintenance	Estimated Cost*
Pine Hill	1	SR 11 (Poland Spring)	Juris change	4,200	24	32	Very Poor	Surface pave	\$ 180,000
Sunny Hill	2	Moose Run	Dead end	2,320	24	49	Poor	Overlay (2.5")	\$ 176,000
Hams Hill	1	US 302 (Roosevelt)	Dead End	1,260	24	43	Poor	Overlay (2.5")	\$ 96,000
Ward	1	Dead end	Point Sebago Rd	560	24	45	Poor	Overlay (2.5")	\$ 43,000
Cold Springs	1	Cold Spring Rd	US 302 (Roosevelt)	220	24	56	Fair	Strip & Pave	\$ 34,000
Casco Village	1	US 302 (Roosevelt)	Dead end	1,690	24	77	Satisfactory	Overlay (1.25")	\$ 73,000
Hillside	1	US 302 (Roosevelt)	Juris change	850	24	76	Satisfactory	Overlay (1.25")	\$ 37,000
<b>2027 Total Estimated Cost</b>									<b>\$ 639,000</b>

## 2028 CIP Paving & Street Rehabilitation Projects

Street Name	Section	From Landmark	To Landmark	Length (ft)	Width (ft)	PCI (2023)	PCI Category	Recommended Maintenance	Estimated Cost*
Tarklin Hill	1	Tarklin Hill Rd	Leach Hill Rd	470	24	50	Poor	Overlay (2.5")	\$ 36,000
Fernald	1	Dead end	Tarklin Hill Rd	280	24	46	Poor	Overlay (2.5")	\$ 22,000
Leach Hill	2	SR 11 (Poland Spring)	Pole 508/12	11,350	24	83	Satisfactory	Overlay (1.25")	\$ 484,000
Quaker Ridge	4	Farm View Dr	Ridge Terrace Dr	4,440	24	73	Satisfactory	Overlay (1.25")	\$ 190,000
<b>2028 Total Estimated Cost</b>									<b>\$ 732,000</b>

\*Plan assumes \$600,000 budget for 2026 and increases 10% each year. All costs presented in 2025 dollars.

\*\*Pine Hill includes additional \$50,000 for drainage improvements near Route 11.

\*\*\*2026 budget includes additional \$400,000 that was not used in 2025.

## 2029 CIP Paving & Street Rehabilitation Projects

Street Name	Section	From Landmark	To Landmark	Length (ft)	Width (ft)	PCI (2023)	PCI Category	Recommended Maintenance	Estimated Cost*
Sonny Maines	1	SR 121 (Meadow Rd)	Dead end	330	24	29	Very Poor	Strip & pave	\$ 50,000
Larkspur	1	Dead end	Shawnee View Ln	550	24	33	Very Poor	Reclaim & pave	\$ 84,000
Heath	1	Mayberry Hill Rd	Trail Rd	6,780	23	68	Fair	Overlay (2")	\$ 418,000
Quaker Ridge	3	Rollinghill Rd	Farm View Dr	2,000	24	67	Fair	Overlay (2")	\$ 124,000
Quaker Ridge	2	Nakrem Ln	Rollinghill Rd	2,500	24	72	Satisfactory	Overlay (1.25")	\$ 107,000
<b>2029 Total Estimated Cost</b>									<b>\$ 783,000</b>

## 2030 CIP Paving & Street Rehabilitation Projects

Street Name	Section	From Landmark	To Landmark	Length (ft)	Width (ft)	PCI (2023)	PCI Category	Recommended Maintenance	Estimated Cost*
Edes Falls	2	End of pavement	SR 121 (Meadow Rd)	260	24	31	Very Poor	Reclaim & pave	\$ 40,000
Heather	1	Dead end	Hams Hill Rd	880	24	50	Poor	Overlay (2.5")	\$ 67,000
Mayberry Hill	2	Lupine Ln	SR 121 (Meadow Rd)	4,610	24	80	Satisfactory	Overlay (1.25")	\$ 197,000
Mayberry Hill	3	Town Line	Heath Rd	6,800	24	81	Satisfactory	Overlay (1.25")	\$ 290,000
Edwards	2	UP 21/35/12	Town Line	2,290	24	84	Satisfactory	Overlay (1.25")	\$ 98,000
Mayberry Hill	1	Heath Road	Lupine Ln	3,350	24	77	Satisfactory	Overlay (1.25")	\$ 143,000
<b>2029 Total Estimated Cost</b>									<b>\$ 835,000</b>

\*Plan assumes \$600,000 budget for 2026 and increases 10% each year. All costs are presented in 2025 dollars.