

Application for Variance to Zoning Board of Appeals

To the Town of Casco, Maine

Country Village Assisted Living Facility Expansion

960 Meadow Road
Casco, Maine

Applicant:

960 Meadow Road Holdings, LLC
960 Meadow Road
Casco, ME 04015

Prepared By:

DM Roma Consulting Engineers
PO Box 1116
Windham, ME 04062

DM ROMA 

CONSULTING ENGINEERS

DM ROMA

CONSULTING ENGINEERS

February 23, 2026

John Wiesemann, Code Enforcement Officer
Town of Casco
635 Meadow Road
Casco, Maine 04015

**Re: Zoning Board of Appeals – Variance Request Application
Country Village Assisted Living
960 Meadow Road, Casco
960 Meadow Road Holdings, LLC, Applicant**

Dear Mr. Wiesemann:

On behalf of 960 Meadow Road Holdings, LLC, applicant and landowner, we have prepared the enclosed variance request application to the Casco Zoning Board of Appeals (Zoning Board) for a proposed expansion of an existing assisted living facility on Meadow Road in Casco. The Country Village Assisted Living Facility at 960 Meadow Road is proposing to expand their capacity from 30 resident beds to 45 resident beds to accommodate the increasing demand for elderly care in the area. To provide the necessary space for the increased residents, a 5,540 square foot building expansion has been proposed, with other site improvements.

To proceed with the expansion as designed, the proposed development will require a variance from the Casco Code of Ordinances. The detailed information related to the proposed project and variance request has been provided throughout the submission.

Included in this submission is the application form, supporting documentation and preliminary architectural and site design plans for the Town and Zoning Board review. Upon your review of this information, please let us know if you have any questions or require additional information. We will also provide the required certified mailing notices to the abutters within 500 feet at least 10 days before the scheduled Zoning Board meeting. We look forward to continuing the improvement to the facility and appreciate yours and the Board's consideration of the variance.

Sincerely,

DM ROMA CONSULTING ENGINEERS



Jayson R. Haskell, P.E.
Southern Maine Regional Manager

cc: Craig Alaimo, Applicant and Facility Owner
enc.

TABLE OF CONTENTS

TOWN OF CASCO

APPLICATION FOR VARIANCE TO ZONING BOARD OF APPEALS

COUNTRY VILLAGE ASSISTED LIVING FACILITY EXPANSION

960 MEADOW ROAD, CASCO, MAINE

SECTION 1	APPLICATION FORM
SECTION 2	PROJECT NARRATIVE & SITE LOCATION MAP
SECTION 3	RIGHT, TITLE OR INTEREST DOCUMENTS
SECTION 4	VARIANCE REQUEST
SECTION 5	ADDITIONAL NOTES & CORRESPONDENCE
SECTION 6	ABUTTERS LIST (500 FEET)
SECTION 7	PRELIMINARY ARCHITECTURAL PLANS

SECTION 1

APPLICATION FORM

APPLICATION FOR VARIANCE OR
APPEAL TO ZONING BOARD OF APPEALS

Date Rec'd _____

Name of Applicant: 960 MEADOW ROAD HOLDINGS, LLC - C/O CRAIG ALAIMO

Map 42 Lot 19 Book 34762 Page 137
(Assessor Maps) (Cumberland County)

Mailing Address: 960 MEADOW ROAD, CASCO, MAINE 04105

Telephone Numbers: Home _____ Office 207-627-7111
(Please provide at least 2) Cell 207-880-9375

Email address: OWNER@COUNTRYVILLAGEAL.COM

Name of Property Owner: SAME AS APPLICANT

Owner(s) Address: _____

SECRETARY WILL PREPARE THE LIST OF ABUTTERS WITHIN 500' OF
THE PROPERTY REQUESTING VARIANCE OR APPEAL.

APPLICANT WILL NOTIFY THE ABUTTERS BY CERTIFIED MAIL,
RETURN RECEIPT REQUESTED NO LATER THAN 10 DAYS BEFORE THE
DATE OF THE MEETING.

The undersigned requests that the Board of Appeals consider
the following: (check appropriate request)

- 1. Administrative Appeal
- 2. Dimensional Variance Appeal
- 3. General Variance

DESCRIBE THE SPECIFIC REQUEST:

VARIANCE REQUEST TO EXPAND NONCONFORMING USE OF AN
EXISTING ASSISTED LIVING FACILITY ON MEADOW ROAD.

ADMINISTRATIVE APPEAL

Relief from the decision, or lack of decision, of the Code Enforcement Officer or Planning Board in regard to an application for a permit. The undersigned believes that:

CHECK ONE AND EXPLAIN IN DETAIL:

_____ An error was made in the denial of the permit.

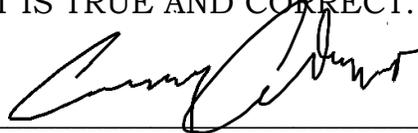
_____ The denial of the permit was based on a misinterpretation of the ordinance.

_____ There has been a failure to approve or deny the permit within a reasonable period of time.

_____ Other (explain)

I CERTIFY THAT THE INFORMATION CONTAINED IN THIS APPLICATION AND ITS SUPPLEMENT IS TRUE AND CORRECT.

APPLICANT
SIGNATURE



DATE 2-20-2026

Submit Form

SECTION 2

PROJECT NARRATIVE & SITE LOCATION MAP

Section 2 – Project Narrative

Zoning:	Village District (V)
Overlay Zone:	Stream Protection Shoreland Zone
Acreage:	8.39 acres
Tax Map/Lot:	Map 211 Block 9 Lot 1
Existing Use:	Assisted Living Facility – “Nursing Home”
Proposed Use:	Assisted Living Facility – “Nursing Home”

960 Meadow Road Holdings, LLC is proposing to expand the existing Country Village Assisted Living Facility at 960 Meadow Road in Casco, Maine.

Existing Conditions

The Country Village Assisted Living facility has been serving the Town of Casco and surrounding areas for over 25 years. The existing building, constructed in 1890, contains the resident’s rooms, common space, offices and kitchen facilities. The property also contains paved parking, landscaping and lawn areas for the residents. The facility currently provides care for a maximum of 30 residents.

Proposed Development

Over the years there has been a sizable waiting list, but with only 30 beds, it is difficult to provide service to the area at its current size. To increase the facility’s capacity, the applicant is proposing to construct a 5,540 square foot expansion of the existing building. Based on the current building plans, the facility would increase its capacity from 30 residents to 45 residents. With the new resident rooms, additional employees will also be needed. As part of the project, the existing substandard parking lot will be enlarged to accommodate the expanded facility with new courtyard and landscaping.

In addition to the site amenities, an investigation was performed into the existing subsurface wastewater disposal field to the rear of the development. The relatively large stone bed system was built in 2006 and has been determined to be in the process of failing due to its age and reduction in infiltration capacity. As part of this project, and taking into account the additional residents and employees, the wastewater disposal field will be reconstructed utilizing a more modern design than the existing. To further reduce the potential for any downstream pollutants, advanced wastewater treatment units will be incorporated into the design, above and beyond what is in place now. We are working with Main-Land Development Consultants and their Senior Environmental Scientist and Engineer on the updated design, necessary studies and field investigations. This design will be reviewed by both the Town and the Maine Department of Health and Human Services as an engineered wastewater system. This design will be completed prior to moving forward with the Planning Board process.

Zoning Regulations

As part of the investigation into the feasibility of this project, we reviewed the Town of Casco Code of Ordinances. Included in this ordinance is §215-2 Definitions which defines several uses

that are further referenced throughout the Zoning regulations. Based on the previously defined uses contained in the ordinance, and after working with you on this decision, the closest land use to the assisted living facility use was a “Nursing Home”, defined below.

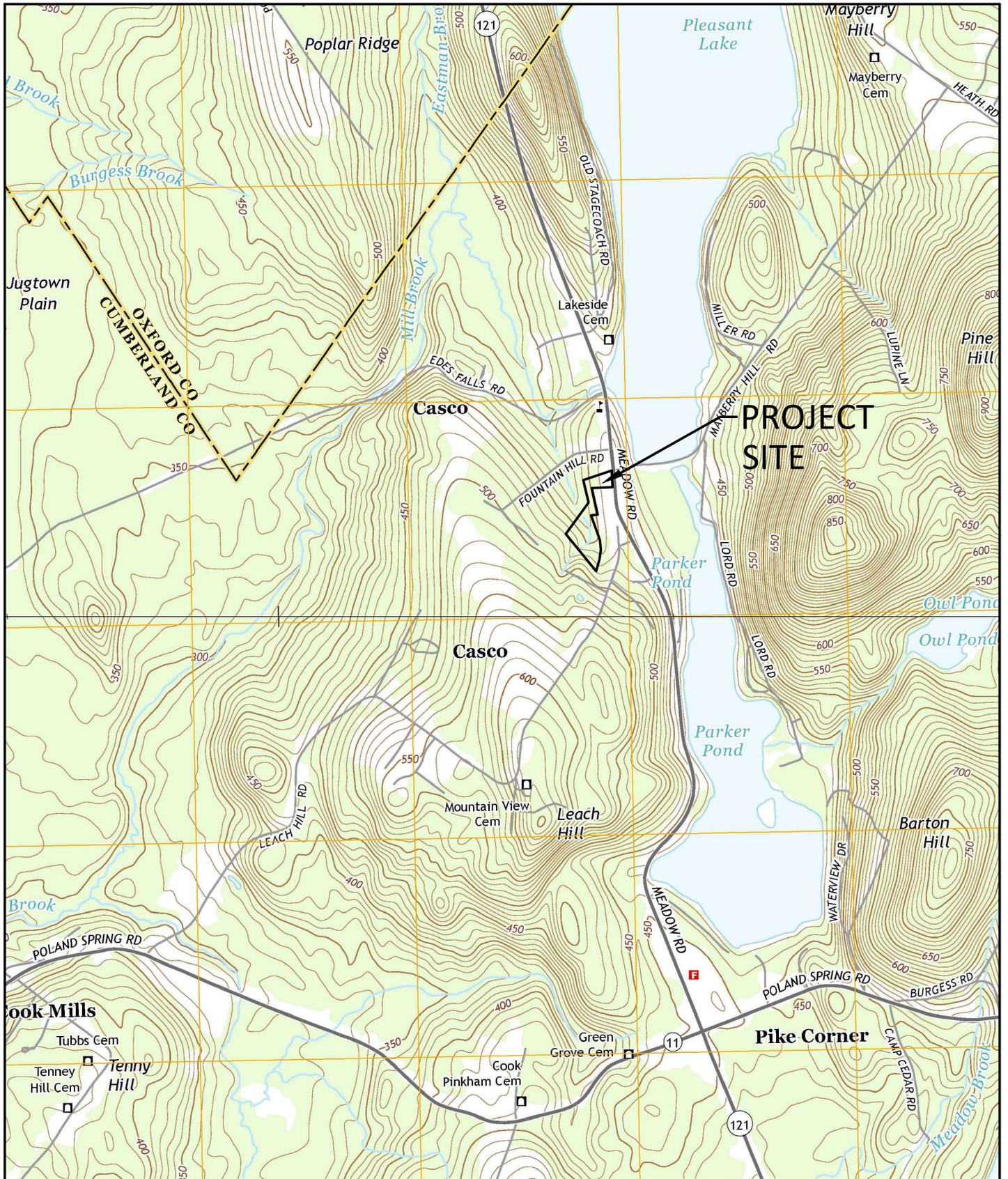
NURSING HOME - An institution that provides nursing or convalescent care for consideration to chronic or convalescent patients, but does not provide hospital services such as an operating room or x-ray facilities, unless incidental to the delivery of nursing or convalescent care. Where a permitted use, nursing homes shall have a density no greater than the minimum lot size for the district plus 5,000 square feet of net residential area per bed.

As indicated in the definition, there are specific requirements for the number of allowable beds within a “Nursing Home” facility, based on the available net residential area. As defined in §215-5.19, certain land area is defined by the Town as unsuitable for development and are to be deducted from the overall gross land area, resulting in the net residential area. Included in this section is a copy of the net residential area calculation for reference.

To determine the project site’s net residential area, a land survey and natural resources delineation were prepared. There are several listed deductions in §215-5.19, but the applicable land area deductions for this property were related to steep slopes, wetlands and 15% approximation for parking. Based on these calculations, the 8.4-acre parcel’s gross land area was reduced to approximately 3.6 acres of net residential area. A copy of the full calculations can be found on the Overall Site Plan provided with this submission.

An analysis was performed to determine the required net residential area for the existing 30 beds. Based on the requirement identified in the “Nursing Home” definition, the property is required to provide 210,000 square feet (60,000 sf min. lot size + 5,000 sf/bed x 30 beds) or 4.8 acres. The resultant calculation indicates that the existing facility has insufficient net residential area for its current capacity, making the facility nonconforming to the requirements of the use.

In order for the facility to accommodate the increased demand as proposed, the property will require 285,000 square feet (60,000 sf min. lot size + 5,000 sf/bed x 45 beds) or 6.5 acres of net residential area. As the facility is currently nonconforming, the existing non-conformity will be increased by 50%. For the project to continue as proposed, a variance for an increase in a nonconforming nonresidential use over 25% will be required from the Zoning Board of Appeals.



SITE LOCATION MAP

COUNTRY VILLAGE ASSISTED LIVING FACILITY
CASCO, MAINE

FOR RECORD OWNER:
960 MEADOW ROAD HOLDINGS, LLC
960 MEADOW ROAD
CASCO, MAINE 04015

USGS QUADRANGLES:
CASCO
NAPLES

SCALE: 1"=2,000'
DATE: 2-20-2026
JOB NUMBER: 19063

DM ROMA

CONSULTING ENGINEERS

P.O. BOX 1116
WINDHAM, ME 04062
(207) 310 - 0506

§ 215-5.19. - Net residential area.

Net residential area shall pertain to and only be applied to land being subdivided, land subject to planned residential development subdivisions as defined by § 215-5.24B(1), (2) and (3) of this chapter, and land within the shoreland zone. See the definition of "net residential area" in Article 2 of this chapter.

- A. The following land areas shall be considered unsuitable for development and 100% of these areas shall be deducted from the gross land area:
- (1) Land with sustained slopes of 25% or more.
 - (2) Land that is cut off from the main parcel by a road, by existing land uses or where no means of access have been provided, so that the land is isolated and unavailable for building purposes or common uses.
 - (3) Land situated below the normal high-water line of any water body or of any inland wetland.
 - (4) Land within the 100-year floodplain as identified by federal Flood Boundary and Floodway Maps or Federal Flood Insurance Rate Maps.
 - (5) Land where topsoil has been removed without a permit, or where topsoil removal has taken place without acceptable reclamation procedures.
 - (6) Land within a Resource Protection Subdistrict.
 - (7) Land which has been created by filling or draining a pond or wetland.
 - (8) Land which is part of a right-of-way or easement, excluding gas pipeline or transmission line rights-of-way and easements but including rights-of-way and easements required for improvements to projects.
 - (9) Land area consisting of unreclaimed gravel pits.
 - (10) Land that has been clear-cut as defined.
 - (11) Very poorly drained soils as measured from a high-intensity soils map (see Subsection E) prepared by a Maine certified soil scientist in accordance with the National Cooperative Soil Survey Classification. These soils include but are not limited to the following (previously used mesic soil names in parentheses):

Biddeford	Searsport (Scarboro)
Burnham	Sebago
Chocorua	Togus
Halsey	Vassalboro

Medomak (Saco)	Washburn
Ossipee	Washkish
Peacham (Whitman)	Whately
Rifle	

B. The following land areas shall be considered marginally suitable for development and 50% of these areas shall be deducted from the balance of Subsection A above:

- (1) Poorly drained soils and somewhat poorly drained soils as measured from a high-intensity soils map (see Subsection E) prepared by a registered soil scientist in accordance with the National Cooperative Soil Survey Classification. These soils include but are not limited to the following (previously used mesic soil names in parentheses):

Atherton	Moosilauke (Walpole)
Aurelie	Naskeag
Brayton (Ridgebury)	Naumberg (Au Gres)
Cabot	Rounabout (Raynham)
Charles (Limerick)	Rumney
Colonel	Scantic
Easton	Swanton
Fredon	Swanville
Lamoine	Telos
Lyme (Leicester)	Westbury
Monarda	

- C. Fifteen percent of the area remaining after subtracting Subsections A and B above from the gross land area shall be deducted as an allowance for roads and parking, whether or not the actual area devoted to roads is greater or less than 15%.
- D. No building or structure shall be sited in areas treated as 100% deductions from the parcel's net residential area. Siting of structures in areas treated as 50% deductions shall be discouraged but permitted where the applicant/developer demonstrates that measures will be taken to minimize erosion, sedimentation, and seasonal wetness, that these areas are stable for the siting of structures, and that proposed subsurface waste disposal systems will comply with the Maine State Plumbing Code.
- E. In cases where the requirement of a high-intensity soils map is waived, deductions for unsuitable soils shall be determined in the following manner:
 - (1) One hundred percent of land areas with a water table within six inches of the surface for three or more months a year shall be deducted. In making this determination, the Planning Board shall consult medium-intensity soils maps, perform site visits, consult experts and review other available information.
 - (2) If the applicant wishes to contest the Planning Board's determination of unsuitable soils on the site using the above method, the applicant may submit for the Board's consideration a high-intensity map prepared by a Maine certified soil scientist in accordance with the National Cooperative Soil Survey Classification.

[Added 3-9-1991 by Art. 150; Amended 6-12-2013 by Art. 28; 6-14-2017 by Art. 27; 1-18-2022 by Art. 5]

SECTION 3

RIGHT, TITLE OR INTEREST DOCUMENTS

Section 3 – Right, Title or Interest Documents

The facility is owned by 960 Meadow Road Holdings, LLC by deed from CVAL Property, LLC recorded in the Cumberland County Registry of Deeds Book 34792 Page 137 on April 9, 2018. A copy of the property deed has been included in this section for review.

QUITCLAIM DEED WITH COVENANT
(Maine Statutory Short Form)

MAINE REAL ESTATE TAX PAID

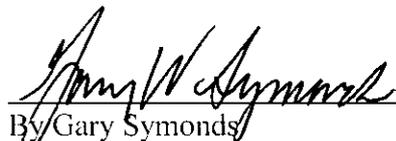
CVAL PROPERTY, LLC, a Maine limited liability company with a place of business in the Town of Casco, County of Cumberland and State of Maine, for good and valuable consideration, does hereby release to **960 MEADOW ROAD HOLDING, LLC**, a Maine limited liability company with a mailing address of 960 Meadow Road, Casco, ME 04015, with **QUITCLAIM COVENANT**, all of its right, title and interest in and to certain real estate with the improvements thereon, at or near Meadow Road in the Town of Casco, County of Cumberland and State of Maine, as more specifically set forth on **SCHEDULE A** attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, CVAL Property, LLC has hereunto caused this instrument to be executed by Gary Symonds, its thereunto duly authorized Member, this 6th day of April, 2018.

CVAL PROPERTY, LLC



Witness

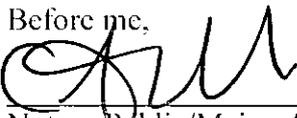


By Gary Symonds
Its Member

STATE OF MAINE
CUMBERLAND, SS.

April 6, 2016

Personally appeared before me the above named Gary Symonds, in his capacity as Member of CVAL Property, LLC, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the foregoing instrument to be his free act and deed in said capacity and the free act and deed of CVAL Property, LLC.

Before me,


Notary Public/Maine Attorney #4993
Printed Name: C. Jonathan Wood

SCHEDULE A

A certain lot or parcel of land with any buildings thereon, situated on the Westerly side of Meadow Road (Route 121) the Town of Casco, County of Cumberland and State of Maine, being a portion of Lot No. 20 and a small portion of Lot No. 21 in the Tenth Range of lots in said Town of Casco, bounded and described as follows:

Beginning on the westerly sideline of the Meadow Road at the southeasterly corner of land conveyed by Alvin R. Whitehurst, et al., to John G. Bielat, et al., by deed dated December 14, 1983 and recorded in said Registry of Deeds in Book 6352, Page 229; thence southerly by the Meadow Road four hundred fifty (450) feet, more or less, to the northeasterly corner of land conveyed by Richard Mayberry to the Inhabitants of School District No. 6 in Casco by deed dated April 21, 1876 recorded in said Registry of Deeds in Book 429, Page 461; thence Westerly by said School House lot one hundred thirty-two (132) feet, more or less, to the northwesterly corner thereof; thence southerly by said School House lot and by land conveyed by Gardner W. Cole to the Town of Casco by deed dated December 2, 1929 and recorded in said Registry of Deeds in Book 1337, Page 439, two hundred eight and five tenths (208.5) feet, more or less, to the northerly sideline of land conveyed by Raymond Thorne to the Town of Casco by deed dated August 9, 1966 and recorded in said Registry of Deeds in Book 2973, Page 619; thence westerly by said land of the Town of Casco two hundred fifty-six (256) feet, more or less, to the northwesterly corner thereof; thence southerly by said land of the Town of Casco and by land conveyed by Eva Marie Thurlow to William J. Jordan, et al., by deed dated October 12, 1978 and recorded in said Registry of Deeds in Book 4323, Page 141, three hundred eighty (380) feet, more or less, to the southwesterly corner thereof; thence easterly by said Jordan land ninety (90) feet, more or less, to the northwesterly corner of land formerly of Moors; thence southerly following the course of a stone wall by said Moors land and by land formerly of Houghton to the northerly corner of land formerly of Donald Hanscom; thence southwesterly by said Hanscom land to the northeasterly sideline of land conveyed by Philip G. Cole, et al., to Katherine Duntley by deed dated October 3, 1951 and recorded in said Registry of Deeds in Book 2074, Page 46; thence northwesterly by said Duntley land to the checkline between said Lots No. 20 and 21 in the Tenth Range of lots at a point six hundred (600) feet northeasterly thereon from the Range Line between the Ninth and Tenth Ranges; thence northeasterly by said checkline between Lots No. 20 and 21 to a point five hundred sixty-nine and twenty-five hundredths (569.25) southwesterly from the Meadow Road; thence North 0 38' 53" West by said Bielat land three hundred forty-three and thirty-nine hundredths (343.39) feet to an iron pipe; thence North 84° 15' 29" East by said Bielat land four hundred forty-eight and eight tenths (448.8) feet to the point of beginning. Said last two courses and distances are derived from a plan for John G. and Beth Ann Bielat made by Survey, Inc. dated November 1983 and recorded in said Registry of Deeds in Plan Book 140, Page 33.

This conveyance is made subject, however, to the rights and privileges conveyed by Gardner W. Cole to Central Maine Power Company by deed dated July 11, 1946 and recorded in said Registry of Deeds in Book 1832, Page 130.

Also excepting that certain lot or parcel of land conveyed to The Inhabitants of the Town of Casco, by deed of M.S. Hancock, Inc. dated December 6, 1985 and recorded in said Registry of Deeds in Book 7027, Page 172, and further subject to all conditions, restrictions and easements as contained in said Deed.

Also releasing all rights and easements reserved by M.S. Hancock, Inc. in the aforesaid deed to the Town of Casco in Book 7027, Page 172 and also conveying any right, title or interest the grantor herein, as successor in title to M.S. Hancock, Inc., may have acquired as to any well rights on the property conveyed by deed of Elizabeth Hancock to M.S. Hancock, Inc. dated December 30, 1985 and recorded in said Registry of Deeds in Book 7027, Page 170.

Received
Recorded Register of Deeds
Apr 09, 2018 09:40:46A
Cumberland County
Nancy A. Lane

SECTION 4

VARIANCE REQUEST

Section 4 – Variance Request

The project is requesting a variance to increase the existing nonconforming nonresidential use by 50% due to insufficient net residential area requirements identified in the definition of a “Nursing Home” use as identified in §215-2.1(C) of the Casco Code of Ordinances.

UNDUE HARDSHIP NARRATIVES

Since the completed project will increase the nonresidential nonconformity by over 25%, narratives have been provided below to explain to the ZBA and public that it would result in undue hardship to meet the requirements of the ordinance. Based on Chapter §215-6.3A(2)(a)[1] of the Casco Code of Ordinances, the term “undue hardship” means:

- a. That the land in question cannot yield a reasonable return unless a variance is granted;
- b. That the need for a variance is due to the unique circumstances of the property and not to the general conditions in the neighborhood;
- c. That the granting of a variance will not alter the essential character of the locality; and
- d. That the hardship is not the result of action taken by the applicant or a prior owner.

Below are the narratives for each condition:

- *That the land in question cannot yield a reasonable return unless a variance is granted;*
The subject property is significantly encumbered by forested wetlands. While these wetlands contribute to the gross acreage of the lot, they are non-buildable under local and state environmental regulations. Strict adherence to the density requirement of 5,000 square feet per bed within the remaining "upland" envelope results in a maximum allowable capacity of 19.7 beds. A copy of this calculation can be found on the Overall Site Plan provided with this submission.

At this density, the facility is operationally unviable. It is physically impossible to house the state-mandated infrastructure—including nursing stations, commercial kitchens, and life-safety egress—within a footprint that also accommodates a viable number of residents. Without the variance, the land is effectively stripped of its primary beneficial use.
- *That the need for a variance is due to the unique circumstances of the property and not to the general conditions in the neighborhood;*
The need for the variance is due to the lack of developable land area on the property and not as a result of the general neighborhood conditions. While nearby parcels may be comprised of well-drained upland soil, this specific lot is uniquely constrained by its topography and the presence of forested wetlands. The "buildable" portion of the lot is an irregular shape and size compared to neighboring properties, meaning the density ordinance affects this land with a severity not shared by others in the district.

Although the entire property does not meet the minimum net residential area based on the “Nursing Home” definition, land surrounding the existing facility and the location of the proposed building expansion along Meadow Road is all within areas considered buildable for development. The full project will be located on the relatively flat plateau along Meadow Road. Typically, the net residential density is related to a development needing a significant amount of buildable area for not only the structures/houses but for individual private septic and private water services. Based on the yearly records of the existing well on the property, there is adequate water flow to serve the expanded use and we are working with a professional engineer and certified geologist on the redesign and construction of a brand new onsite septic system.

If the project was reviewed not by net residential acreage but by the overall size of the parcel, there would be adequate space. Although the land is considered “unbuildable” based on the net residential area calculation, this space outside of the facility is open and allows for passive recreation opportunities for the residents and surrounding property owners.

- *That the granting of a variance will not alter the essential character of the locality*

The expansion of the “Nursing Home” use will not change the character of the neighborhood as the use has been existing for decades. In addition, the existing building is low impact and residential in nature, and has been a landmark in the village area since the 1890s. This established building will remain, keeping the same character when viewed from the public way in Meadow Road. The proposed building expansion will maintain the existing architectural features of the existing building including a steep roof pitch, covered porch and outdoor space. New landscaping has also been proposed within the new courtyard and along the new driveway and parking lot.

The requested variance is for internal density (bed count) rather than a change in use or a massive increase in building footprint. By granting this variance, we can keep the building’s footprint compact, thereby preserving the forested wetlands as a natural buffer. This ensures the project remains consistent with the quiet, wooded character of the neighborhood.

- *That the hardship is not the result of action taken by the applicant or a prior owner.*

The hardship is due to the definition of a “Nursing Home” and the lack of buildable area throughout the site. The forested wetlands are a natural, pre-existing feature of the landscape. The hardship arises solely from the intersection of these permanent physical features and the Town’s dimensional standards. Neither the current nor previous owners have taken any action to create this physical constraint.





Country Village
Assisted Living
1201 627-7111

SECTION 5

ADDITIONAL NOTES & CORRESPONDENCE

Section 5 – Additional Notes & Correspondence

As part of the initial investigation into the variance request, we analyzed zoning ordinances in other Towns in Southern Maine and how they regulate a “Nursing Home” use. None of the Town’s in this investigation account for net residential/buildable area as part of the review of a facility similar to Country Village Assisted Living. The review criteria for a similar project were still related to the site conditions, but were primarily related to the ability for the development to provide features like outdoor space, adequate capacity and space for utilities (onsite or offsite), emergency access and safety and not on the amount of buildable area throughout the entire property.

After a variance approval, the project will then require Site Plan Review by the Planning Board. Although the facility is existing, the expansion and new site improvements will be reviewed under stricter criteria than was applied to the original development of the facility. The process will review specific approval criteria to ensure the project design will not only preserve the existing character of the site and surrounding properties, but to also mitigate any existing deficiencies with the site. The review criteria utilized by the Planning Board has been included in this section for reference.

We have begun reviewing the criteria against the proposed design, including the existing utility investigation, but additional studies will be needed on the site as part of the Planning Board submission. One of the more significant criteria to meet is related to stormwater treatment and flooding control. To meet the Town’s standards, drainage will need to be directed to a stormwater treatment device for filtration before leaving the site, in addition to controlling the rates of runoff leaving the property. We anticipate site grading adjustments to direct runoff generated by the project to a grassed underdrained filter basin to meet these standards.

We also further investigated the natural character of the property. The site is close to Pleasant Lake, but is located well outside of the 250-foot Shoreland Zone Overlay associated with it. There is a stream that runs through the wetlands in the open space, which does have an associated 100 foot Stream Protection Shoreland Zone Overlay. No development is proposed within these two areas, reducing the impact of the project to the protected natural resources. We have been in coordination with the Maine Department of Environmental Protection Shoreland Zoning Unit to allow them the opportunity to review the project with respect to the Shoreland Zone and to provide any comments to us for consideration. Included in this submission is the communication thus far including an exhibit of the proximity of the proposed development to the surrounding Shoreland Zones.

§ 215-7.5. - Criteria and standards.

- A. The following criteria and standards are to be used by the Planning Board in judging applications for site plan review and shall serve as minimum requirements for approval of a site plan. In all instances, the burden of proof shall be on the applicant to demonstrate compliance with each standard.
- (1) Preservation of landscape. The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, retaining existing vegetation where desirable, and keeping any grade changes in character with the general appearance of neighboring areas. If a site includes a ridge, or ridges, above the surrounding areas and provides scenic vistas for surrounding areas, special attempts shall be made to preserve the natural environment of the skyline of the ridge. Existing vegetation, buffering landscaping and building siting are potential methods of preserving scenic vistas.
 - (2) Relation of proposed buildings to the environment. Proposed structures shall be related harmoniously to the terrain and to existing buildings in the vicinity which have a visual relationship to the proposed buildings. Special attention shall be paid to the scale of the proposed building(s), massing of the structure(s), and such natural features as slope, orientation, soil type, and drainage courses.
 - (3) Vehicular access. The proposed layout of access points shall be designed so as to avoid unnecessary adverse impacts on existing vehicular and pedestrian traffic patterns. The proposed site layout shall give special consideration to the location, number, and control of access points, adequacy of adjacent streets, traffic flow, sight distances, turning lanes, pedestrian-vehicle contacts, and existing or proposed traffic signalization.
 - (4) Parking and circulation. The layout and design of all means of vehicular and pedestrian circulation, including walkways, interior drives, and parking areas, shall consider general interior circulation, separation of pedestrian and vehicular traffic, service traffic, loading areas, and the arrangement and use of parking areas. These facilities shall be safe and convenient and, insofar as practicable, shall not detract from the proposed buildings and neighboring properties.
 - (5) Surface water drainage. Adequate provisions shall be made for surface drainage so that removal of surface waters will not adversely affect neighboring properties, downstream conditions, or the public storm drainage system and shall be held to a 0% or less off-site increase after development. On-site absorption shall be utilized to minimize discharges whenever possible. All drainage calculations shall be based on a 25-year storm frequency.
 - (6) Utilities. The site plan shall show what provisions are being proposed for water supply and wastewater disposal. Whenever feasible, electric, telephone, and other utility lines shall be installed underground. Any utility installations above ground shall be located so as to have a

harmonious relationship with neighboring properties and the site.

- (7) Advertising features. The size, location, design, color, texture, lighting and materials of all exterior signs and outdoor advertising structures, or features, shall not detract from the design of proposed buildings and structures and the surrounding properties.
 - (8) Special features. Exposed storage areas, exposed machinery installations, service areas, truck loading areas, utility buildings and structures and similar accessory areas and structures shall be subject to such setbacks, screen plantings or other screening methods as shall reasonably be required to prevent their being incongruous with the existing or contemplated environment and the surrounding properties.
 - (9) Exterior lighting. All exterior lighting shall be designed to minimize adverse impact on neighboring properties and public ways. Adverse impact is to be judged in terms of hazards to people and vehicular traffic and damage to the value of adjacent properties. Lighting shall be arranged to minimize glare and reflection on adjacent properties and the traveling public.
 - (10) Emergency vehicle access. Provisions shall be made for providing and maintaining convenient and safe emergency vehicle access to all buildings and structures at all times.
 - (11) Landscaping. Landscaping shall be designed and installed to define, soften, or screen the appearance of off-street parking areas from the public right-of-way and abutting properties, to enhance the physical design of the building(s) and site, and to minimize the encroachment of the proposed use on neighboring land uses. Particular attention should be paid to the use of planting to break up parking areas. Landscaping shall be provided as part of the overall site plan design and integrated into building arrangements, topography, parking and buffering requirements. Landscaping may include trees, bushes, shrubs, ground cover, plants, grading and the use of building and materials in an imaginative manner.
 - (12) Environmental considerations.
 - (a) Adequate provision shall be made to control noise, vibrations, smoke, heat, glare, fumes, dust, toxic matter, odors and electromagnetic interference generated by proposed uses or activities on the site. As a general standard, these impacts shall not be readily detectable at any point along lot lines so as to produce a public nuisance or hazard.
 - (b) Storage of hazardous materials shall comply with Chapter 62, Hazardous Materials, of the Town Code.
- B. In addition, the Planning Board, in its review, shall apply the performance standards set forth in Article 5, where applicable. The following performance standards are particularly relevant to the site plan review process: off-street parking, off-street loading, access to property, buffer zones and signs.

C.

From: jayson@dmroma.com
Sent: Tuesday, February 17, 2026 5:59 PM
To: 'jeffrey.c.kalinich@maine.gov'
Cc: 'owner@countryvillageal.com'
Subject: Country Village Assisted Living Facility - Casco
Attachments: County Village AL - Shoreland Zoning Exhibit.pdf

Good Evening Jeff,

We are working with Craig Alaimo, business owner, on an expansion of an existing assisted living facility on Meadow Road in Casco. The 8.4-acre parcel is located at 960 Meadow Road, better identified as Lot 19 on tax map 42, and currently contains the Country Village Assisted Living facility. Due to capacity constraints, our client is looking to expand the facility to care for additional residents. In addition to the building expansion, the parking will be re-oriented to meet the capacity of the employees and resident's families. The site is currently served by a potable well and on-site septic field located to the rear of the site. This relatively large stone bed system is failing as determined by a geologist that we are working with. As part of the project, we will be replacing the stone bed system with a concrete chamber system with advanced wastewater treatment units to reduce any potential contamination downstream. All this work will require the submission of a Maine Construction General Permit ensuring erosion control practices are utilized.

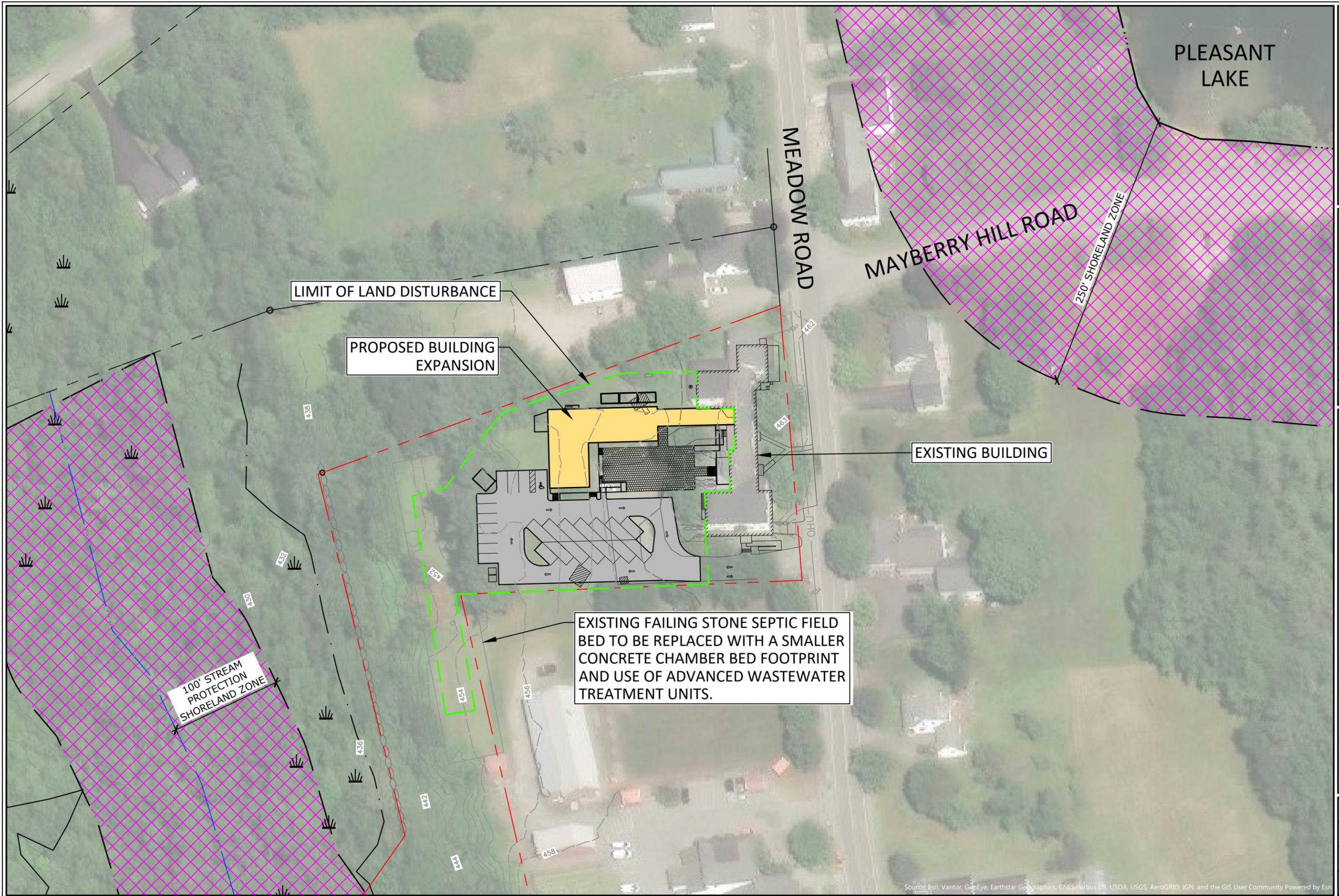
As part of the permitting for this expansion, a residential density variance will be necessary from the Zoning Board of Appeals to continue to the Planning Board. Based on the Town's Shoreland Zoning map, the property is outside of the 250-foot Shoreland Zone as measured from Pleasant Lake, but a mapped stream segment runs through a portion of the property with an associated 100-foot Stream Protection Shoreland Zoning overlay. As indicated on the attached exhibit, the limit of construction will be outside of the two shoreland zones, but since the overall 8.4-acre parcel contains the stream protection overlay, and that you are the Southern Maine Regional contact for the MDEP Shoreland Zoning Unit, you may be notified of the variance request. Prior to submitting for the variance, we wanted to give you some background information and assurance that the proposed construction will be outside of the shoreland zone. Please let us know if you have any questions or concerns with the project prior to us presenting to the Zoning Board in the middle of March. Thank you for your time.

Jay

Jayson R. Haskell, P.E.
Southern Maine Regional Manager



Mailing Address: Office Location:
P.O. Box 1116 850 Main Street
Windham, ME 04062 Westbrook, ME 04092



DM ROMA
 CONSULTING ENGINEERS
 P.O. BOX 1116
 WINDHAM, ME 04062
 (207) 310 - 0506

REV	DATE	BY	DESCRIPTION
A	2-17-26	JRH	ISSUED FOR COORDINATION

SHORELAND ZONING MAP
 COUNTRY VILLAGE ASSISTED LIVING
 CASCO, MAINE
 FOR RECORD OWNER:
 960 MEADOW ROAD HOLDINGS, LLC
 960 MEADOW ROAD
 CASCO, MAINE 04015

1" = 80'
 SCALE:
 2-17-2026
 DATE:
 SHEET 1 OF 1
 SZ-1

Source: Esri, Vantor, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community Powered by Esri

SECTION 6

ABUTTERS LIST (500 FEET)

ARSENAULT, GARRETT M & KA
912 MEADOW RD
CASCO, ME 04015

CRESSMAN, ROBERT K JR
13 FOUNTAIN HILL RD
CASCO, ME 04015

JOHN R ERICKSON REVOCABLE
83 HUBLARD DR
VERNON, CT 06066

BAKER, LINDA M
58 FOUNTAIN HILL RD
CASCO, ME 04015

CRICONES, PAUL
PO BOX 1983
WINDHAM, ME 04062

KAISER, ROBERT J JR
PO BOX 447
CASCO, ME 04015

BRESSETTE, DAVID W
30 LEACH HILL RD
CASCO, ME 04015

DANIELS, REBECCA L
931 MEADOW RD
CASCO, ME 04015

KANE, ALAN R & SAMUEL
50 LEACH HILL RD
CASCO, ME 04015

BROOK, NICHOLAS F
60 LEACH HILL RD
CASCO, ME 04015

ELIE, ROBBIE J & ODELIA
970 MEADOW RD
CASCO, ME 04015

LEWIS D WETZEL & MIRIAM S
983 MEADOW RD
CASCO, ME 04015

BURROWS, JUSTIN D & BREND
26 FIELDCREST DR
CASCO, ME 04015

ELLIOTT, BREEANNA
39 LEACH HILL RD
CASCO, ME 04015

LIBBY, ILEA M
19 LEACH HILL RD
CASCO, ME 04015

CAMPBELL, DOUGLAS T JR &
906 MEADOW RD
CASCO, ME 04015

ERICKSON FAMILY REVOCABLE
23 ROY ST
ENFIELD, CT 06082

LORENG, RYAN
27 FIELDCREST DR
CASCO, ME 04015

CARROLL, SHANNON
21 LEACH HILL RD
CASCO, ME 04015

FLANAGAN, MICHELLE R
14 SONNY MAINES RD
CASCO, ME 04015

MAGIERA, ERIC & LISA
PO BOX 565
CASCO, ME 04015

CASCO LIBRARY
PO BOX 420
CASCO, ME 04015

GAGNON, THERESA
PO BOX 315
RAYMOND, ME 04071

MICHAUD, TREVOR
25 BONNIE WAY
CASCO, ME 04015

CASCO VILLAGE CHURCH
PO BOX 367
CASCO, ME 04015

HANCOCK, GEOFFREY F
36 QUAKER RIDGE RD
CASCO, ME 04015

MITCH, PAUL & DEON
P O BOX 323
CASCO, ME 04015

CORSON, TRAVIS L
988 MEADOW RD
CASCO, ME 04062

HURLEY, MATTHEW N & KERRI
PO BOX 118
CASCO, ME 04015

MURRAY, NICHOLAS P
27 LEACH HILL RD
CASCO, ME 04015

NORTON, DAVID W
918 MEADOW ROAD
CASCO, ME 04015

ROBERTS, HEATH A & ELIZAB
24 FIELDCREST DR
CASCO, ME 04015

VILLAGE ENTERPRISES, LLC
73 SPICEBUSH DR
WELLS, ME 04090

PARMELEE, JEFFREY E & REN
48 FOUNTAIN HILL RD
CASCO, ME 04015

RSLE, LLC
233 VARNEY HILL RD
WINDHAM, ME 04062

WETMORE, DENNIS
PO BOX 26
CASCO, ME 04015

PAYTON, TIFFANY
69 LEACH HILL RD
CASCO, ME 04015

STRAIN, MARY
949 MEADOW RD
CASCO, ME 04015

WYMAN, SIERRA OLDRISKA CA
923 MEADOW RD
CASCO, ME 04015

PERGL, WILLOW MARY
296 OCEAN ST
SOUTH PORTLAND, ME 04106

THURLOW FAMILY TRUST
38 LEACH HILL RD
CASCO, ME 04015

ZAHIBUL TRADERS, LLC
PO BOX 363
CASCO, ME 04015

PERGL-CHOATE, JAYNE E
PO BOX 417
CASCO, ME 04015

TIDD, TREVOR B & EILEEN
975 MEADOW RD
CASCO, ME 04015

RANKL, STEVEN & MARIA
139 ADDISON RD
GLASTONBURY, CT 06033

TOWN OF CASCO
(CASCO DAY PARK)
P O BOX 60
CASCO, ME 04015

RAY, DEREK
15 BALL DR
RAYMOND, ME 04071

TOWN OF CASCO
(COMMUNITY CENTER)
P O BOX 60
CASCO, ME 04015

RICHARD C BURNELL LIVING
955 MEADOW RD
CASCO, ME 04015

TOWN OF CASCO
(PARKER POND-LILY PD LOT)
P O BOX 60
CASCO, ME 04015

RICHARDS, ANDREW II
15 LEACH HILL RD
CASCO, ME 04015

TOWN OF CASCO
(VILLAGE GREEN)
P O BOX 60
CASCO, ME 04015

RIORDAN, FRANCIS J
26 FOUNTAIN HILL RD
CASCO, ME 04015

TOWN OF CASCO
635 MEADOW RD
CASCO, ME 04015

SECTION 7

ARCHITECTURAL PLANS