

Why does Country Village need Contract Zoning?

The property at 960 Meadow Road, proposed for expansion as a nursing home by Country Village Assisted Living (CVAL), is subject to the Town of Casco's zoning regulations, specifically the net residential area requirements for nursing homes in the Village District. Due to insufficient developable land, as identified in the wetland sketch plan and surveys, contract zoning is necessary to enable the expansion.

Per the Casco Zoning Ordinance (Chapter 215), a *nursing home* is defined as:

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.

The current net residential area of the lot as determined by a professional civil engineer allows for 20.1 beds, so the facility is non-conforming to the current standards. As a result, in order to expand, I can either purchase land from an abutter to meet the density requirements, or pursue a contract zoning agreement with the Town. In 2023, I approached an abutter with sufficient land to buy the acreage I needed in order to expand but they were not willing to sell, therefore our need for a contract zone.

We are eager and excited to work with the Town of Casco to come up with a great plan that benefits our community, enhances Casco Village's aesthetic, and provides opportunity for both our business and our employees through additional jobs it'll create. We are committed to keeping care local and provide a safe and home environment for our residents to age in place with dignity, respect, and love. Businesses like ours and local municipalities are intertwined in ways not often seen or thought of, but we provide an essential service for our community by caring for senior citizens and our aging community folks, many of whom have contributed to the Casco area through volunteerism, working, raising children, coaching, etc. We are committed to remaining a locally Maine owned business and this expansion will secure in stone our ability to remain a staple of the Casco community and Casco Village for generations to come. I believe our project is fully in line with Casco's Comprehensive Plan and the goals it has set.