

Contract Zoning Request

Preliminary Proposal

Date: September 22, 2025

Applicant Name: 960 Meadow Road Holding LLC

Address: 960 Meadow Road, Casco, ME 04015

Phone Number: 207-627-7111

Email: craig@countryvillageal.com

Subject: Preliminary Proposal for Contract Zoning Request

Property Address: 960 Meadow Road, Casco, Maine

Parcel ID: 42-19

Current Zoning Classification: Village District

Proposed Zoning Classification: Contract Zoning to allow expansion of an existing assisted living facility beyond current ordinance limits

1. Nature of the Request

This proposal seeks approval for a contract zoning agreement for the property at 960 Meadow Road, Casco, Maine, currently zoned as Village District. The property operates as a licensed assisted living facility, Country Village Assisted Living, with a current capacity of 30 residents. The applicant, 960 Meadow Road Holding LLC, proposes to expand the facility to accommodate an additional 16 bedrooms, increasing the total capacity to 45 residents. This expansion addresses the growing community demand for assisted living services and enhances care offerings.

A contract zoning agreement is requested because the proposed expansion exceeds the current Village District zoning standards. Contract zoning will allow the Town of Casco and the applicant to establish site-specific conditions to ensure the project aligns with community goals while enabling the necessary development.

2. Scope of the Proposed Project

The proposed expansion includes the following components:

- Expansion of Existing Facility: A two-story addition integrated with the current structure to maintain operational and architectural continuity.
- Total Capacity: Increase from 30 to 45 residents.
- Building Height and Stories: Consistent with the existing structure; no increase in overall height.
- Parking:
 - Assessment: The applicant will assess parking needs to meet Town of Casco requirements and operational demands, accounting for staff (currently 25+, with an increase to support 15 additional residents), visitors, and ADA compliance.
 - Design: The parking layout will accommodate staggered staff shifts, peak visitor hours, and accessible spaces near the main entrance, with minimal impact on surrounding areas.
- Site Access: No changes to existing access from Meadow Road.
- Utilities and Services:
 - Septic System: The existing onsite septic system will be upgraded to accommodate the increased capacity, designed by a qualified engineer to meet Maine Department of Environmental Protection (DEP) regulations. The system will ensure no adverse impact on groundwater or neighboring properties.
 - Water Supply: The current private well will be evaluated for adequacy. If necessary, upgrades or supplementation will ensure sufficient potable water, meeting state quality and quantity standards.
 - Electricity: Coordination with the utility provider will ensure adequate electrical capacity, with consideration for a backup generator to support critical care functions.
 - Solid Waste: Waste disposal services will be adjusted (e.g., increased pickup frequency or container size) to accommodate the expanded facility.
 - Fire Protection: The facility will comply with fire safety and emergency access requirements, with upgrades to suppression systems or exits as needed, in collaboration with the Casco Fire Department.
- Stormwater and Landscaping: Stormwater management will comply with Town and DEP standards. Landscaping will be enhanced with native plants to buffer neighboring properties and maintain the village aesthetic.

3. Justification for the Request

The proposed contract zoning supports the Town of Casco's planning objectives by:

- Meeting Community Needs: The expansion addresses the increasing demand for senior housing and assisted living services, including Medicaid and private pay options, ensuring accessible care for all community members.
- Preserving Village Character:
 - Architectural Harmony: The addition will match the existing facility's materials, colors, and design to blend with the rural village aesthetic.
 - Proportional Scale: The two-story addition maintains a roofline consistent with the existing structure, ensuring compatibility with the neighborhood.
 - Landscaping: Native plants, trees, and shrubs will enhance the site and buffer neighboring properties, preserving the rural character.
- Economic and Social Benefits: The project will create local healthcare jobs and provide essential services, supporting the Town's economic and wellness goals.

4. Site Plan and Supporting Documents

A conceptual site plan, including the proposed addition, property boundaries, parking layout, and any setback considerations, will be submitted with the formal application.

5. Compatibility with the Town's Comprehensive Plan

The proposed expansion aligns with the Town of Casco's Comprehensive Plan by:

- Enhancing Community Health: The project supports the large-scale goal of improving healthcare access by expanding assisted living capacity for seniors, reducing the need for out-of-town care.
- Supporting Village-Centered Development: The expansion reinforces the mixed-use village concept by enhancing an existing facility, promoting infill development over sprawl.
- Sustainable Growth: The project utilizes existing infrastructure (e.g., Meadow Road access, utilities) and includes upgrades (e.g., septic, water) to ensure sustainability.
- Preserving Rural Character: The design respects the village's scenic and aesthetic qualities through compatible architecture and enhanced landscaping.
- Economic Development: The expansion creates healthcare jobs and supports local employment, aligning with the Plan's economic objectives.

6. Conclusion

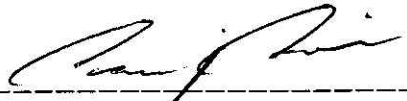
960 Meadow Road Holding LLC respectfully requests that the Town of Casco consider this preliminary proposal for contract zoning at 960 Meadow Road. The proposed expansion is

a modest, community-focused enhancement of an essential assisted living facility. We are committed to collaborating with planning staff, the Planning Board, the Select Board, and neighbors to address concerns and refine the proposal as needed.

Submitted by:

Craig Alaimo, Member

960 Meadow Road Holding LLC

Signature: _____

Date: September 22, 2025

