



**Town of Casco  
Contract Zone Renewal Application**

**Prepared for:  
Zoning Map & Text Amendment Application  
P&K Sand & Gravel – Heath Quarry  
90 Indian Acres Road, Casco, ME 04015**

**Applicant:  
CBJ Properties, Inc.  
234 Casco Road, Naples, ME 04055**

**Prepared by:  
Sebago Technics, Inc.  
75 John Roberts Road, Suite 4A  
South Portland, Maine 04106**

**June 2026**

250067-01

**Contract Zone Renewal Application  
P&K Sand & Gravel – Heath Quarry, Casco**

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May 14, 2026  
250067-01

John Wiesemann, *Code Enforcement Officer*  
Doug Webster, *Contact Planner*  
Town of Casco Planning Board  
635 Meadow Rd., Casco ME 04015

**RE: Contract Zoning Renewal Application – P&K Sand & Gravel and CBJ Properties, Inc. Heath Quarry, 90 Indian Acres Road, Casco ME; Tax Map 9, Lots 25-A & 30-1**

Dear Mr. Wiesemann, Mr. Webster, & Members of the Planning Board,

On behalf of Cory Mitchell, President of P&K Sand & Gravel, and CBJ Properties, Inc., Sebago Technics, Inc. is pleased to submit this letter and attached application materials for a Contract Zoning renewal application for the P&K Sand & Gravel Heath Quarry property located at 90 Indian Acres Road. The properties subject to this application can also be further identified on the Town’s Tax Map 9 as Lots 25-A and 30-1

**Historical Context:**

The Applicant has been a successful and local business, with Heath Quarry being a productive part of Casco’s landscape since 1997. The quarry has operated in its current form and location under successive Contract Zoning Agreements (CZAs) for nearly three (3) decades. The initial 1997 CZA had an expiration period after twenty (20) years, and the 2017 CZA has an expiration period of ten (10) years. Throughout this time, P&K has cooperated with neighboring properties and operated without significant controversy. Each renewal period has demonstrated P&K’s commitment to responsible operations and maintaining neighborly behavior.

**Project Description:**

In advance of the expiration of the 2017 CZA, the Applicant is filing this Contract Zoning Agreement renewal application to renew their contract zoning agreement for a period of twenty-five (25) years. The applicant has maintained full transparency with the community at large to address questions and concerns. To-date, we have performed public outreach efforts and attended several public meetings to facilitate meaningful and thoughtful discussion with reviewing authorities and the public. As a result of these efforts, a determination was made that the renewal of the CZA is the best option at this time for the applicant, rather than a traditional rezoning or the creation of a new zoning district.

Beginning in the fall of 2025, the applicant submitted pre-application requests and held sketch plan meetings with various boards to explore different options for this project. Options varied from a traditional rezoning to the Commercial (C) zoning district, to the creation of a new Mineral Extraction Overlay (MEO) district, a zoning text amendment to

Casco’s Land Use Ordinance to implement performance standards for mineral extraction and processing uses, and the renewal of the CZA. As such, we have provided below a timeline of events pursuant to this application, along with a summary of each meeting:

- **11/18/2025: Selectboard Pre-Application:**

This first meeting served as an introduction to the Selectboard and members of the public about the existing zoning conditions of the quarry. A high level discussion was held, including the current CZA and timeline, as well as the potential for a more permanent rezoning so that the applicant would not need to return to the town for future renewals. The Selectboard collectively agreed that the next recommended steps should include facilitating public outreach and well as meetings with the Planning Board for further refinement.

- **12/15/2025: Planning Board Sketch Plan Application:**

This meeting served as an introduction to the Planning Board about the overall project and existing zoning and agreement conditions. Discussion was held around different options of either rezoning the property, as well as two (2) adjacent properties, entirely under the Commercial (C) zoning district classification, or, if consideration should be made about presenting a new zoning district. Results of this meeting indicated that the board, as well as members of the public, were not interested in a rezoning to the commercial zoning, as it could result in unintended consequences on or around the site, particularly surrounding permitted commercial land use types compared to the surrounding residential permitted land use types. For this meeting, the Town’s Contract Planner also outlined the potential for a new overlay zoning district, with limited uses only to what currently operates on-site. This option was discussed, and members of the board recommended this option for further consideration and discussion.

- **01/14/2026: Internal Staff Meeting:**

Upon request by the applicant, a meeting with the project team and the Town’s Code Enforcement Officer and Contract Planner was held at Town Hall. This meeting discussed staff review comments, workshopped potential text amendment language, and further refined the then proposed Mineral Extraction Overlay (MEO) zoning district. The MEO was limited to mineral extraction and processing uses, as well as other administrative uses such as accessory buildings for staff and office use. There was also discussion on which properties to include under the MEO, as the applicant wanted to avoid any and all illegal spot zoning. Through this meeting, further potential zoning options were generated to include adjacent properties under the MEO.

- **02/18/2026: Public Informational Meeting:**

This public informational meeting was held at the Community Center and was attended by approximately twenty (20) members of the public. Attendees included abutters to the project area, as well as other interested community members. At this meeting, the background of prior CZAs were discussed, as well as up to five (5) potential paths forward for P&K. These options included: 1. Full rezoning of quarry property and two adjacent

parcels under the MEO, 2. Full rezoning of quarry property and partial rezoning of two adjacent parcels, 3. Full rezoning of quarry property only, 4. Full rezoning of quarry parcel and partial rezoning of adjacent property to the north, and 5. Renewing the current CZA.

The meeting was also open to any questions and concerns from attendees, of which a few members of the community brought up concerns. Most concerns were in relation to a new zoning district and ensuring proper standards, with other concerns relating to maintaining water quality, future potential business expansions, traffic, and general process and procedures. We found this discussion to be productive and informative for both the public and the applicant.

- **02/23/2026: Planning Board Meeting:**

Postponed due to weather conditions.

- **03/09/2026: Planning Board Meeting:**

At this meeting, the Planning Board was introduced to the MEO zoning district language and associated zoning map amendment. This meeting was also open to the public, with several concerns stated at the public informational meeting reiterated to the Planning Board. We found this discussion to be constructive, as members of the Board appeared interested in the overlay concept, as well as the CZA renewal. The Board agreed that further discussion and meetings would be necessary to determine which direction to pursue, and if the proposed zoning text language would need further refinement.

- **03/23/2026: Planning Board Meeting:**

Postponed due to lack of quorum.

- **04/06/2026: Planning Board Meeting:**

This meeting with the Planning Board offered a continuation of conversations held to date. Further considerations were made to weigh the pros and cons of the MEO compared to the CZA renewal. Ultimately, it was decided that the best pathway forward will be to submit a formal application for the CZA renewal, as it offers more clarity and remains consistent with public expectations.

As demonstrated above, we remain committed to thoughtful discussion with the community and various reviewing authorities. Through this process, the directive has shifted and determination has been made to renew the existing CZA for a longer duration of twenty-five (25) years. Therefore, the applicant has modified this application and now formally submits this CZA renewal application.

### **Renewal Period Understanding:**

It is our understanding at this time that the following procedures and events need to occur to renew this contract zoning agreement:

1. The adoption and amendment of the contract zoning agreement is subject to Sec. § 215-3.4 of Casco’s Zoning Ordinance and 30-A M.R.S.A. Section 4352(8). The same

procedures are required for the initial adoption of a contract zoning amendment and for any subsequent amendments to an existing contract zoning agreement.

- 2.** The applicant must initiate a request with the Town’s Code Enforcement Officer (CEO), who will determine if the proposal is suitable for contract zoning.
- 3.** If the CEO determines the proposal is suitable for contract zoning, the applicant must submit a preliminary proposal indicating the nature, scope, and location of the proposed project, to be presented to the Planning Board as an application for contract zoning. Prior to the Planning Board meeting, the following noticing requirements must be met:
  - a.** The Town Clerk's office shall post notice of the date, time, and place of the Planning Board meeting at least 14 days prior to the Planning Board meeting.
  - b.** Notice of the meeting shall be posted at least two (2) times in a newspaper of general circulation within the Town; the first publication must be at least ten (10) calendar days before the hearing.
  - c.** Notice must be mailed to the owners of property within 500 ft. of the proposed zone at least ten (10) calendar days before the hearing and the applicant must provide proof of mailing.
  - d.** This notice shall contain information indicating the nature, scope, and location of the proposed project, as well as the Planning Board meeting information.
- 4.** The Planning Board shall review and examine the suitability of the proposed contract zone based on the five (5) conditions established in Section 3.4.C.3.a of the Zoning Ordinance (addressed in detail below).
- 5.** After the preliminary terms of the contract zoning agreement are negotiated between the Planning Board and the applicant, Section 3.4.C.4. of the Zoning Ordinance requires a joint review of the proposed agreement with the Selectboard. The ordinance requires a determination that:
  - a.** The Town’s interests are adequately protected and served by the proposed CZA; and,
  - b.** The costs and benefits to the Town are reasonable.
- 6.** Upon the Planning Board and Selectboard have reaching a substantial agreement on the terms and wording of the proposed CZA, the applicant must submit a letter confirming the applicant’s substantial agreement on the terms and wording of the proposed CZA.
- 7.** The Planning Board must then continue its review and hold a public hearing on the proposed CZA or amendment. Requirements for the hearing include:
  - a.** Posted in the Town Office at least fourteen (14) days prior to the public hearing;
  - b.** Published at least two (2) times in a newspaper of general circulation within the Town; the first publication must be at least seven (7) days before the hearing.
  - c.** Notice must be mailed to the owners of property within 500 ft. of the proposed zone at least ten (10) calendar days before the hearing and the applicant must provide proof of mailing.

- d. Notice must be sent to a public drinking water supplier if the area to be rezoned is within its source water protection area.
      - e. This notice shall contain a copy of the proposed conditions and restrictions together with a map showing the property to be rezoned.
8. Following the public hearing, the Planning Board shall review all comments and recommendations from the public hearing and make changes where deemed necessary, and determine that the proposed CZA is:
  - a. Is consistent with the Casco Comprehensive Plan.
  - b. Establishes rezoned areas that are consistent with the existing and permitted uses of the original zone.
  - c. Includes only such conditions and restrictions that relate to the physical development or operation of the property.
9. If the CZA is approved by the Planning Board, the Selectboard shall then place the proposed contract zoning agreement on the warrant for the next regularly scheduled annual or semiannual Town Meeting for decision by the voters.
10. The proposed CZA shall then require approval by the voters of the Town of Casco at a regularly scheduled annual or semiannual Town Meeting.

#### **Planning Board Review Requirements:**

As per Section 3.4.C.3.a, the Planning Board is required to determine the suitability of a proposal for contract zoning and consider the following:

#### **1. The reason why the applicant is requesting a contract zone agreement.**

The applicant is requesting a renewal of an existing and established contract zoning agreement that has been utilized in the same capacity for nearly thirty (30) years. The extraction facility is of vital importance to P&K Sand & Gravel's economic existence, and based on its originally anticipated supply of reserves of 100 years in 1997, will remain viable for future use.

Additionally, modern-day equipment often has expected lifespans ranging from twenty (20) to thirty (30) years. In order to see a return on investment for these expensive pieces of equipment, site operations would need to be in effect for more than the current ten (10) year contract zoning period. Where it remains difficult for the applicant to justify expenditures and investments under this current CZA, the applicant respectfully requests a CZA renewal for a period of twenty-five (25) years.

#### **2. Compatibility with the Comprehensive Plan.**

The Town of Casco's Comprehensive Plan identifies seven "Big Ideas" to guide future growth in the community, one of which is to "attract local businesses and entrepreneurs." This goal states, "While residents want to attract new small businesses, they also appreciate the businesses already in Casco. However, the town needs to

*ensure that they are supporting and making it easy for existing businesses to grow and operate.”* (p.99). This section emphasizes the community’s interest in attracting and retaining local businesses within Casco. Moreover, P&K is called out by name within the Comprehensive Plan (p. 47) and used as an example of an existing use within the rural area.

The future land use map within the Comprehensive Plan identifies most of Casco’s land use under the rural designation. This area is characterized by rural lands comprising of forests and timber resources, farmlands, open space, and other natural resources. Mineral extraction is, by nature, a natural resource-based business that involves the extraction and sale of naturally occurring mineral deposits from the land. Unlike commercial retail or industrial types of uses, a sand and gravel pit operation does not fragment the landscape into different lots and potentially introduce incompatible infrastructure, create excessive impervious surfaces, or permanently alter the rural character of the area in a manner inconsistent with the Comprehensive Plan’s vision. The existing mineral extraction and processing uses to-date have operated within all applicable regulatory requirements, including the maintenance of all buffering requirements.

**3. The implications of the proposed project, or use of the property, for owners of surrounding properties and the neighborhood in general.**

The Heath Quarry has been in existence and operating for nearly thirty (30) years. P&K Sand & Gravel has operated respectfully and responsibly during this time without significant controversy. Site operations are conducted only during regular business hours (7:00 AM to 7:00 PM), and the site maintains buffers from adjacent properties through mature woodlands on all sides. The existing site is internally drained, as required by the Maine Department of Environmental Protection (MDEP), and does not generate adverse impacts via runoff on adjacent properties. The site also maintains all required inspections by MDEP, and currently meets or exceeds all standards pertaining to natural resource protection, water quality, and site operations.

Through this CZA renewal, the implications of the project and use of the property will not change. There are not any proposed amendments to overall allowable uses or any alterations to established setbacks and operational criteria. Thus, the implications of this project remain the same as the previous approximately thirty (30) years of operation.

**4. The benefits and costs to the Town of Casco and the interests, safety, and general welfare of its citizens.**

This proposed contract zoning agreement renewal offers substantial benefits to the overall community, and places the protection and interests of the public’s safety and general welfare at the forefront of the project.

Through the renewal of an existing and established contract zoning agreement, the community is able to understand exactly the type of operations that will occur in the

future. Where there are not any proposed alterations to the substance of the CZA, the applicant, town officials, and the general public are able to anticipate site uses and general operations, as they will remain the same as existing and established site uses and operations. This aims to grant assurance to the community, and remove any uncertainty about future operations or expansions, with the understanding that if any changes will occur, the applicant is required to amend through CZA through a formal process.

An added benefit that this CZA renewal offers relates to economic stability. Currently, the applicant represents a significant property taxpayer, and provides stable revenue to support municipal services while reducing the overall burden on residential taxpayers. P&K Sand & Gravel consistently employs 12-14 individuals at Heath Quarry, and approximately 50 company-wide. With a 25-year CZA renewal, the applicant is able to obtain stability for future business operations and allows for the potential of greater job creation. Additionally, the quarries current operations support other local businesses, in that they provide materials to customers and purchase services, fuels, and equipment from local vendors. This accumulates to the multiplier effect, as other businesses do well when P&K does well, and vice versa.

Another consideration is that P&K provides material that directly contributes to the local economy’s infrastructure. Currently, stone, sand, and gravel are available for purchase and can be utilized for road maintenance, construction projects, and infrastructure development throughout the region. These essential materials remain in steady demand, and a CZA renewal offers consistency to deliver quality products to consumers and the Town of Casco.

**5. Input, where appropriate, from Town officials, Town committees such as the Comprehensive Plan, Zoning Advisory, Conservation and Recreation Committees, and Town groups such as the Fire Department and Rescue Unit.**

Prior meetings and public outreach efforts have demonstrated that the applicant remains committed to feedback. The applicant has been a collaborative partner from the onset of this process, and has been receptive to feedback from the community, staff, and members of the Selectboard and Planning Board. This approach involving public participation will be maintained throughout the duration of this CZA renewal process.

The Planning Board is also required to consider the statutory criteria, per 30-A M.R.S.A. Section 4352(8). These criteria for consideration include:

**1. The contract zone must be consistent with the growth management program adopted under this chapter.**

The proposed CZA meets the goal stated in the Comprehensive Plan of attracting local businesses and entrepreneurs to the Town of Casco, and **retaining local businesses in the community**. *“Residents want to attract new small businesses; they also appreciate the businesses already in Casco...the town needs to ensure that they are supporting and making it easy for existing businesses to grow and operate”* (p.99).

**2. The contract zone must establish rezoned areas that are consistent with the existing and permitted uses within the original zones.**

The proposed CZA is located in land that would otherwise be located in the Residential District. “Mineral extraction that complies with performance standards herein” is an allowed use in the Residential District, with Site Plan Review.

**3. The contract zone must only include conditions and restrictions that relate to the physical development or operation of the property.**

The proposed CZA only includes conditions and restrictions that relate to the physical development of the property.

**Closing:**

This proposed project offers a balanced solution to challenges that have accumulated over time. P&K Sand & Gravel is an existing and established business within Casco that continues to provide job opportunities, exceptional products and service, and tax revenue for the Town. Through the extension of this contract zoning agreement, this will provide certainty to both the applicant and the community on how the business shall function. Further, a 25-year renewal will enable the applicant to make sound, long-term, strategic business decisions to promote their investment and grow together.

We thank the Town and the Planning Board for the opportunity to discuss this project. Should you have any questions, please contact me by phone at (207) 482-6323 or by email at [bwiemken@sebagotechnics.com](mailto:bwiemken@sebagotechnics.com). We look forward to collaborating with the Town of Casco throughout the duration of this project.

Sincerely,  
SEBAGO TECHNICS, INC.



Brett Wiemken  
*Planning Consultant/Project Manager*



James R. Seymour, PE  
*Senior Project Manager  
Lakes Regional Manager*

Cc. Cory Mitchell, *President*  
*P&K Sand & Gravel, Inc.*

# **Section 1**

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## **Application Form & Agent Authorization**

## **Section 1 – Application Form & Agent Authorization**

Included in this Section is a Town of Casco Planning Board Application Form, and a signed agent authorization document authorizing Sebago Technics, Inc. to serve as the applicant's designated agent for this project.

TOWN OF CASCO PLANNING BOARD  
APPLICATION FORM

APPLICANT:

Name CBJ Properties, Inc. & P&K Sand & Gravel

Address 90 Indian Acres Road, Casco ME 04015

Email cmitchell@pksandgravel.com

Telephone Number - Home (207) 693-6765 - Cory Mitchell - Applicant

PLEASE PROVIDE AT Office

LEAST TWO NUMBERS Cell (207) 482-6323 - Brett Wiemken - Authorized Agent

Interest in Property Owner, see deed enclosed within application materials.  
(attach documentation)

Interest in abutting property, if any None.

OWNER:

Name Same As Applicant

Address 234 Casco Road, Naples ME 04055

PLEASE CHECK THE ADDRESS TO WHICH THE TOWN SHOULD DIRECT ALL  
CORRESPONDENCE.

TYPE OF PROSPECTIVE ACTIVITY:

Minor Subdivision Plan Review  
 Major Subdivision Preliminary Plan Review  
 Major Subdivision Final Plan Review  
 Site Plan Review - List Type  
 Other (specify) Contract Zone Renewal Application

PROJECT  Single Family  Multiplex  Other

LOCATION

Street Address 90 Indian Acres Road, Casco ME 04015

Registry of Deeds Book 12280 & 30267 Page 327 & 98

Assessor's Office Map 0009 Lot 0025-A & 0030-1

OTHER PROJECT INFORMATION

Size of Parcel (acres) 42 & 291.1 acres (333.1 acres for both lots)

Is Zoning Board of Appeals Approval required?  No  Yes

Does the applicant intend to request any waivers of Subdivision or Zoning Ordinance provisions?  No  Yes.

If yes, list and give reasons why:

**Please see enclosed cover letter and supporting application materials.**

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FEES:

The current schedule of Town fees is attached or available online.

**Please note: If the Board requests consultation with the Town's lawyer, fees will be passed off to the applicant.**

MAPS:

Digital Map Files need to be provided at the time of Planning Board approval. If available, digital map files including level of detail typically occurring on our tax maps (such as base line work, boundary dimensions, lot #'s, areas, road names, etc...).

DEP NOTIFICATION:

1. If land development over 20 acres or 5 lots or more, the request requires DEP review.
2. DEP approval must be obtained **PRIOR** to final Planning Board approval.

OTHER:

1. Any WETLAND must be reviewed by the Army Corps of Engineers.

ABUTTOR NOTIFICATION:

1. Applicant **MUST** notify all landowners within 500' of the property by CERTIFIED MAIL RETURN RECEIPT REQUESTED.
2. Landowners **MUST BE NOTIFIED AT LEAST 10 CALENDAR DAYS PRIOR TO SCHEDULED MEETING.**
3. the list of landowners with ALL RECEIPTS MUST BE TURNED IN TO THE PLANNING BOARD SECRETARY NO LATER THAN SEVEN (7) DAYS PRIOR TO THE DATE OF THE MEETING.

The undersigned, being the applicant, owner or legally authorized representative, states that all information contained in this application is true and correct to the best of his/her knowledge and hereby does submit the information for review by the Town and in accordance with applicable ordinances, statutes and regulations of the Town, State, and Federal Government.

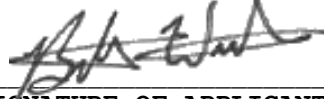
**\* All materials to be considered by the Planning Board will be received no later than NOON on the due date for the specific Planning Board meeting. Any material or information received thereafter will not be heard by the Planning Board until a later meeting.**

PLEASE TAKE NOTE OF THE FOLLOWING PROVISION OF THE SUBDIVISION ORDINANCE:

§6.1.1 Within six (6) months of the Planning board's classification of the proposal as a Major Subdivision, the applicant shall submit an application for approval of a Preliminary Plan. The Preliminary Plan shall approximate the layout shown on the sketch plan plus any recommendations made by the Planning Board. Substantial redesign of the sketch plan or failure to meet the six (6) month deadline shall require resubmission of the sketch plan to the Planning Board.

05/14/2026

DATE

A handwritten signature in black ink, appearing to be "Bob [unclear]", written over a horizontal line.


SIGNATURE OF APPLICANT/OWNER OR REPRESENTATIVE

# AGENT AUTHORIZATION

<b>APPLICANT/ OWNER</b>	Name	Cory Mitchell, President P&K Sand & Gravel		
<b>PROPERTY DESCRIPTION</b>	Physical Address	90 Indian Acres Road, Casco, Maine	Map	9
			Lot	30-1
<b>APPLICANT'S AGENT INFORMATION</b>	Name	Sebago Technics, Inc. c/o Brett Wiemken		
	Phone	(207) 482-6323	Business Name & Mailing Address	SEBAGO TECHNICS, INC 75 John Roberts Road, Suite 4A South Portland, ME 04106



APPLICANT SIGNATURE      DATE  
 Cory Mitchell      11/20/2025  
 PLEASE TYPE OR PRINT NAME HERE



11/20/2025

APPLICANT'S AGENT SIGNATURE      DATE  
 Brett Wiemken  
 Planning Consultant, Sebago Technics, Inc.  
 PLEASE TYPE OR PRINT NAME HERE

# AGENT AUTHORIZATION

<b>APPLICANT/ OWNER</b>	Name	Sarah Plummer President, CBJ Properties, Inc.		
<b>PROPERTY DESCRIPTION</b>	Physical Address	90 Indian Acres Road, Casco ME Heath Quarry		Map 09
				Lot 30-1
<b>APPLICANT'S AGENT INFORMATION</b>	Name	Sebago Technics, Inc. c/o Brett Wiemken		
	Phone	(207) 482-6323	Business Name & Mailing Address	<b>SEBAGO TECHNICS, INC.</b> 75 John Roberts Rd. Ste. 4A South Portland, ME 04106

*Sarah L. Plummer Pres*  
 APPLICANT SIGNATURE      DATE 5/14/26

PLEASE TYPE OR PRINT NAME HERE  
*Sarah L. Plummer*

*Brett Wiemken*

APPLICANT'S AGENT SIGNATURE      DATE 05/13/2026

**Brett Wiemken**  
**Planning Consultant/Project Manager**  
**Sebago Technics, Inc.**

PLEASE TYPE OR PRINT NAME HERE

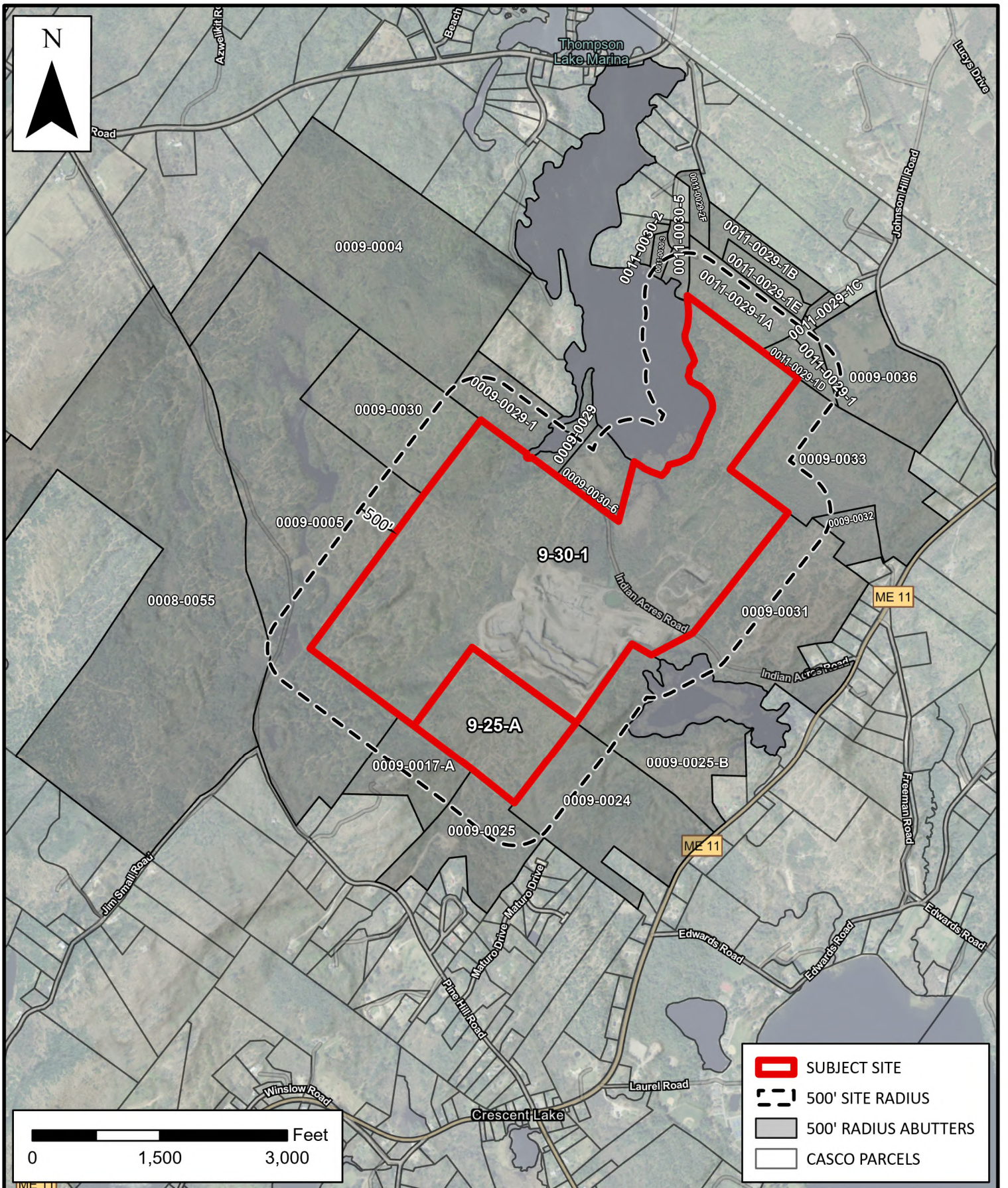
# **Section 2**

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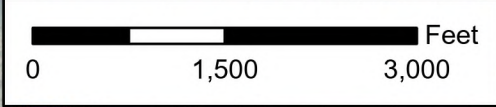
## **Tax Map & Abutter Information**

## **Section 2 – Tax Map & Abutter Information**

The project site is identified on the Town of Casco's Tax Map 009 as Lots 25-A and 30-1. Enclosed within this Section is a copy of the Town of Casco's Tax Map 9, and list identifying all property owners that abut the subject parcel within 500 feet. Copies of the notice letter that was sent to abutters and certified mailing receipts confirming that the notices were received by the USPS will be provided to the Code Enforcement Department upon mailing.



	SUBJECT SITE
	500' SITE RADIUS
	500' RADIUS ABUTTERS
	CASCO PARCELS



**SEBAGO**  
TECHNICS

WWW.SEBAGOTECHNICS.COM  
75 John Roberts Rd. - Suite 4A  
South Portland, ME 04106  
Tel. 207-200-2100

**500'R ABUTTERS MAP**  
**HEATH QUARRY CONTRACT ZONE**

SCALE: 1:18,000  
DATE: 5/7/2026

LOCATION:  
90 INDIAN ACRES ROAD  
CASCO, MAINE

INFORMATION:  
TOWN OF CASCO, MAINE PARCELS  
2018 ORTHOREGIONAL IMAGERY

Parcel Number	Property Address	Owner Name	Co-Owner Name	Owner Address	Owner Address 2	Owner City	Owner State	Owner Zip
11-29-1	44 KEEPA WAY	WHITE, BRITTANY A & BENJAMIN J		44 KEEPA WAY		CASCO	ME	04015
11-29-1A	55 KEEPA WAY	SHRIGLEY REVOCABLE TRUST		55 KEEPA WAY		CASCO	ME	04015
11-29-1B	GRANDVIEW LN	WALGREEN, SHARON A		17 KINGSLEY RD		RAYMOND	ME	04071
11-29-1C	26 KEEPA WAY	BULLEN, THOMAS V & ELIZABETH C		26 KEEPA WAY		CASCO	ME	04015
11-29-1D	54 KEEPA WAY	AYER, DONALD W III & ALLISON L		54 KEEPA WAY		CASCO	ME	04015
11-29-1E	4 GRANDVIEW LN	CONARY, ALLISON & TROY		4 GRANDVIEW LN		CASCO	ME	04015
11-29-2F	76 STILLWATER RD	THORPE, ANDREW C & KATHERINE A		173 HUBBARD ST		CONCORD	MA	01742
11-30-2	11 BOULDER DR	GREENLEAF, SCOTT A		11 BOULDER DR		CASCO	ME	04015
11-30-3	113 STILLWATER RD	SOBCZAK, KRZYSZTOF & LISA		1032 WASHINGTON ST		CANTON	MA	02021
11-30-4	117 STILLWATER RD	SHEEHAN, ERIK PATRICK & KENDRA B		6 6TH ST		BARRINGTON	RI	02806
11-30-5	104 STILLWATER RD	MURPHY, JOSHUA D		104 STILLWATER RD		CASCO	ME	04015
8-55	LORD RD	CASCO TIMBER COMPANY, INC		PO BOX 295		CASCO	ME	04015
9-17-A	40 BURNER RIDGE RD	BURNETT, RUSSELL		171 PINE HILL ROAD		CASCO	ME	04015
9-24	313 POLAND SPRING RD	FLANAGIN, SIDNEY A		313 POLAND SPRING RD		CASCO	ME	04015
9-25	29 KAYLAS WAY	MADURA, ADAM R & KAYLA M		29 KAYLAS WAY		CASCO	ME	04015

9-25-A	POLAND SPRING RD	CBJ PROPERTIES		217 EDES FALLS ROAD		NAPLES	ME	04055
9-25-B	POLAND SPRING RD	CASCO TIMBER COMPANY, INC		PO BOX 295		CASCO	ME	04015
9-29	181 BASS LN	JORDAN, KARIN & JASON		2 WALTERS WAY		EXETER	NH	03833
9-29-1	BASS LN	ALTERMAN, GEOFFREY J		132 MARGINAL WAY 433		PORTLAND	ME	04101
9-30-1	INDIAN ACRES RD	CBJ PROPERTIES		217 EDES FALLS ROAD		NAPLES	ME	04055
9-30	INDIAN ACRES RD	CASCO TIMBER COMPANY, INC		PO BOX 295		CASCO	ME	04015
9-30-6	157 INDIAN ACRES RD	QUERENCIA IRREVOCABLE TRUST		157 INDIAN ACRES RD		CASCO	ME	04015
9-31	INDIAN ACRES RD	CASCO TIMBER COMPANY, INC		PO BOX 295		CASCO	ME	04015
9-32	UPTHA RD	MAREAN, STEPHEN B & SMALL, BRIAN E		73 OVERLOOK RD		WINDHAM	ME	04062
9-33	123 POLAND SPRING RD	AMY LIPPMANN REV TRUST		10 ABRAHAMSON RD		GRAY	ME	04039
9-36	102 JOHNSON HILL RD	PLUMMER, GRANT F & SALLY A		102 JOHNSON HILL RD		CASCO	ME	04015
9-4	PINE HILL RD	CASCO TIMBER COMPANY, INC		PO BOX 295		CASCO	ME	04015
9-5	PINE HILL RD	CASCO TIMBER COMPANY, INC		PO BOX 295		CASCO	ME	04015



**NOTICE TO ABUTTING PROPERTY OWNERS  
CONTRACT ZONE RENEWAL APPLICATION  
P&K SAND & GRAVEL, HEATH QUARRY, CASCO**

**PLANNING BOAD MEETING**

**DATE & TIME: June 22, 2026, 6:30 p.m.**

**LOCATION: Casco Community Center**

**940 Meadow Rd., Casco ME 04015**

Dear Abutter:

This notice is to inform you that P&K Sand & Gravel (the "Applicant") has submitted an application to the Town of Casco Planning Board for a Contract Zone Renewal for two (2) parcels located on Indian Acres Road. Both parcels can be identified on the Town of Casco's Tax Map 9, as Lots 25-A and 30-1. This project proposes to extend the existing contract zone for the Heath Quarry property for a 25-year period.

The Planning Board will review the application on Monday, June 22, 2026, at 6:30 p.m., at the Casco Community Center located at 940 Meadow Road. This meeting is open to the public, and abutting property owners are invited to attend to discuss the project with the Planning Board.

A map showing the proposed contract zone is enclosed with this notice. The complete application is on file at the Casco Town Office for public viewing. Please contact Brett Wiemken by email at [bwiemken@sebagotechnics.com](mailto:bwiemken@sebagotechnics.com) or by phone at (207) 482-6323 if you have any questions. You may also contact the Casco Code Enforcement Officer at the Casco Town Office, or by telephone at (207) 627-4515 ext. 1203. Thank you for your interest, and we are excited to discuss our project with you.

Sincerely,  
SEBAGO TECHNICS, INC.

A handwritten signature in black ink, appearing to read "Brett Wiemken".

Brett Wiemken  
*Planning Consultant*

# Section 3

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## Right, Title, Or Interest

### **Section 3 – Right, Title, Or Interest**

The applicant, CBJ Properties, Inc., is the current owner of both parcels subject to this renewal application. The parcel identified on the Town of Casco's Tax Map 9 as Lot 30-1 is recorded in accordance with the enclosed deed at the Cumberland County Registry of Deeds in Book 12280, Page 327, dated December 27, 1995.

The parcel identified on the Town of Casco's Tax Map 9 as Lot 25-A is recorded in accordance with the enclosed deed at the Cumberland County Registry of Deeds in Book 30267, Page 98, dated January 2, 2013.

Also included in this Section is a Certificate of Good Standing from the Maine Department of the Secretary of State for CBJ Properties, Inc., dated September 4, 2025.

67722

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That W. HENRY SHAW, of Center Conway, County of Carroll, and State of New Hampshire;

for consideration paid, grant to: CBJ PROPERTIES, INC. a Maine Corporation with its principal place of business located in Naples, County of Cumberland and State of Maine;

whose mailing address is: Route #11, Naples, Maine 04055

with warranty covenants, the land in Casco, County of Cumberland and State of Maine being bounded and described as follows:

Two certain lots or parcels of land located in the Town of Casco, County of Cumberland and State of Maine, and being Lots numbered 1 and 4 as shown on a plan of land of Morning Meadows Management, Inc. in Casco as prepared by Sawyer Engineering & Surveying, Inc., Bridgton, Maine, and recorded in the Cumberland County Registry of Deeds at Plan Book 170, Page 24.

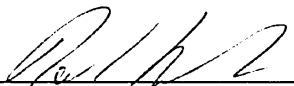
Also granting as an appurtenance of the property herein described a right of way and easement over the roadways as they currently exist and are depicted on said plans lying between Johnson Hill Road to said Lots 1 and 4 over other portions of Morning Meadows Management, Inc. land and land of Country Conservation Corp as shown on a plan entitled "Plan of Land of Country Conservation Corporation, Casco, Maine", prepared by Sawyer Engineering & Surveying, Inc., Registered Land Surveyors, Land of Country Conservation Corporation recorded in Plan Book 170, Page 23. This right of way to be for all useful purposes including utility access to the herein conveyed property.

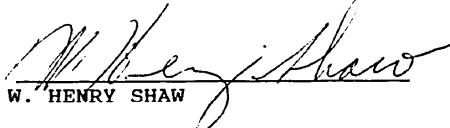
The Grantor, his successors and assigns hereby reserve an easement and right of way over the roadways as they currently exist and are depicted on said Morning Meadows Management Plan over Lots 1 and 4 for access and all other useful purposes including utility access.

Being the same premises as described in a deed of Morning Meadows Management, Inc. dated January 6, 1993 and recorded in the Cumberland County Registry of Deeds at Book 10514, Page 273.

WITNESS my hand and seal this 19<sup>th</sup> day of the month of December, 1995.

Signed, Sealed and Delivered in presence of

  
WITNESS

  
W. HENRY SHAW

STATE OF MAINE  
COUNTY OF CUMBERLAND

December 19, 1995

Then personally appeared the above-named W. Henry Shaw and acknowledged the foregoing instrument to be his free act and deed.

RECEIVED  
RECORDED REGISTRY OF DEEDS

95 DEC 27 AM 10:16

CUMBERLAND COUNTY

John B. O'Brien

Before me,

  
NOTARY PUBLIC/ATTORNEY AT LAW

Robert Neault Esq.

MAINE REAL ESTATE TAX PAID

**WARRANTY DEED  
Maine Statutory Short Form**

KNOW ALL PERSONS BY THESE PRESENTS,

THAT **HANCOCK LAND COMPANY, INC.**, a Maine corporation with a principal place of business in the Town of Casco, County of Cumberland and State of Maine,

for consideration paid,

grant to **CBJ PROPERTIES, INC.**, a Maine corporation with a mailing address of 234 Casco Road, Naples, Maine 05055,

with **WARRANTY COVENANTS**, a certain lot or parcel of land in the Town of Casco, County of Cumberland and State of Maine, being bounded and described as follows:

A certain lot or parcel of land located off Indian Acres Road in the Town of Casco, County of Cumberland, State of Maine, being bounded and described as follows:

Beginning at an iron pin located at the southwesterly corner of lot 5 as shown on "Plan Land of Morning Meadows Management, Inc., Casco, Maine" recorded in Cumberland County Registry of Deeds, Plan Book 170, Page 24, said iron pin being at the southeasterly corner of the parcel described and also at the northeasterly corner of land now or formerly of Marion B. Flanagin; thence along land of Flanagin South 54°-28'-52" West 1260.46 feet to an iron pin; thence North 33°-30'-49" West along land of Grantor 702.73 feet to an iron pin; thence North 35°-34'-26" West along land now or formerly of Russell Burnett 787.71 feet to an iron pin; thence along land of the grantee the following courses and distances North 53°-27' -40" East 1202.7 feet to an iron pin; thence South 36°-48' -43" East 1511.8 feet to the iron pin at the point of beginning.

The above described parcel contains 42.20 acres and is a portion of those premises conveyed to M. S. Hancock, Inc. by deed of Susie E. Hancock, Kenneth M. Hancock, Owen L. Hancock, and Sumner O. Hancock as recorded in Cumberland County Registry of Deeds in Book 1870, Pages 301-318. (See the third paragraph on page 309.)

With respect to the name of the Grantor, further reference is made to Articles of Amendment effecting a corporate change of name dated January 1, 2000 and filed on January 12, 2000 in the office of the Maine Secretary of State, in which M.S. Hancock, Inc. changed its name to Hancock Land Company, Inc.

IN WITNESS WHEREOF, the said HANCOCK LAND COMPANY, INC. has caused this instrument to be sealed with its corporate seal and signed in its corporate name by Glen D. Albee, its Chief Financial Officer, thereunto duly authorized, this 14<sup>th</sup> day of December, 2012.

Signed, Sealed and Delivered  
in the presence of:

Kayn Knight

HANCOCK LAND COMPANY, INC.

Glen D. Albee  
By: Glen D. Albee  
Its: Chief Financial Officer

STATE OF MAINE  
Cumberland, ss.

December 14<sup>th</sup>, 2012

Then personally appeared the above named Glen D. Albee, Chief Financial Officer of Hancock Land Company, Inc. and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said Hancock Land Company, Inc.

Before me,

Melinda J. Palmer  
Notary Public  
Printed Name: Melinda J. Palmer  
My Commission Expires: 12/21/2013

SEAL

Received  
Recorded Register of Deeds  
Jan 02, 2013 09:13:34A  
Cumberland County  
Pamela E. Lovley



# MAINE

Department of the Secretary of State  
Bureau of Corporations, Elections and Commissions

[Corporate Name Search](#)

## Information Summary

[Subscriber activity report](#)

This record contains information from the CEC database and is accurate as of: Thu Sep 04 2025 11:14:19. Please print or save for your records.

Legal Name	Charter Number	Filing Type	Status
CBJ PROPERTIES, INC.	19910350 D	BUSINESS CORPORATION	GOOD STANDING

Filing Date	Expiration Date	Jurisdiction
09/06/1990	N/A	MAINE

**Other Names** (A=Assumed ; F=Former)

NONE

### Principal Home Office Address

#### Physical

234 CASCO ROAD  
NAPLES, ME 04055

#### Mailing

234 CASCO ROAD  
NAPLES, ME 04055

### Clerk/Registered Agent

#### Physical

ROBERT E. DANIELSON  
65 WEST COMMERCIAL STREET  
SUITE 106  
PORTLAND, ME 04101

#### Mailing

ROBERT E. DANIELSON  
PO BOX 545  
PORTLAND, ME 04112-0545

[New Search](#)

Click on a link to obtain additional information.

List of Filings

[View list of filings](#)

Obtain additional information:

# **Section 4**

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## **Contract Zone Agreement**

**AMENDMENT TO AND EXTENSION OF CONTRACT ZONING AGREEMENT  
BY AND AMONG THE TOWN OF CASCO, P & K SAND AND GRAVEL, INC.  
AND CBJ PROPERTIES, INC. FOR THE RIGHT TO EXCAVATE & PROCESS  
LOAM, COMMON BORROW, GRAVEL & ROCK  
AT THE HEATH QUARRY PROPERTY CASCO, MAINE**

The Amendment to and Extension of Contract Zoning Agreement is made this \_\_\_\_\_ day of \_\_\_\_\_, by and among the Town of Casco, a municipal corporation, located in Cumberland County, State of Maine (hereinafter "Casco"), P & K Sand & Gravel, Inc., a Maine corporation located in Naples, Maine (hereinafter "P & K ") and CBJ Properties, Inc., a Maine corporation located in Naples, Maine (hereinafter "CBJ").

**WITNESSETH**

**WHEREAS**, the Parties entered into a Contract Zoning Agreement on November 20, 1997 (hereinafter the "Agreement"), which Agreement provided for the excavation and processing of loam, common borrow, gravel and rock on property owned by CBJ Properties, Inc.; and

**WHEREAS**, the Agreement provided for the operation of the Property for an initial period of twenty years and provided for a ten-year extension, provided that there were no significant changes to P & K's operations on the Property and P & K's operations on the Property continue to comply with all State and local laws, statutes, rules, regulations, codes, ordinances and orders; and

**WHEREAS**, the Parties entered into an Amendment to the Agreement, dated June 19, 1999, which amended the area made subject to the original Agreement (hereinafter the "Property") and affirming all of the other existing provisions of the Agreement; and

**WHEREAS**, the Parties now seek to extend the Agreement, as amended on June 19, 1999, for an additional twenty-five-year period, subject to the terms of the original Agreement and certain amendments set forth herein; and

**WHEREAS**, the Planning Board of the Town of Casco, pursuant to 30-A M.R.S.A. S 4352(8), and after notice and hearing and due deliberation thereon, recommended the Extension and Amendment of the Agreement; and

**WHEREAS**, the Town of Casco by and through its Town Meeting held on \_\_\_\_\_ has determined that said Extension and Amendment of the Agreement will be pursuant to and consistent with the Town's Comprehensive Plan and has authorized the execution of this Extended and Amended Agreement;

**NOW, THEREFORE**, in consideration of the mutual promises made by each party to the other, the parties covenant and agree as follows:

**1.** P & K shall be authorized to continue to operate the Property under the terms of the Agreement, as amended herein, for an additional twenty-five-year period, with said period to commence upon the date of execution of this Extended and Amended Agreement, but in no event later than

2. A Plan of the Property subject to this Extended and Amended Agreement is attached as Exhibit A hereto.

3. Section 2 of the Agreement, Special Matters, is hereby amended to read as follows:

(a) Minimum setbacks for excavation and/or disturbed areas. Twenty five (25) feet from any abutter's property line, 25 feet from any wetlands, 130 feet from any wetland of special significance, 130 feet from any town designated stream, and 250 feet from any lake.

(b) For the purposes of this agreement, a "wetland" shall be as defined in the 1987 U. S. Army Corps of Engineers Wetland Delineation Manual.

(c) For the purposes of this Extended and Amended Agreement, "abutter's property line" shall be any boundary line between land owned by CBJ Properties, Inc., and leased by P & K and land owned by other people or entities.

(d) For the purposes of this Extended and Amendment Agreement, a "wetland of special significance" shall be as defined in the Town of Casco Zoning Ordinance (revised June 10, 2015).

(e) The Casco Code Enforcement Officer (hereinafter the "CEO") shall approve each proposed individual area of excavation on the Property upon finding all of the following conditions are met and maintained:

1. There is a minimum of 100 feet undisturbed distance between the edge of the individual area of excavation and any abutter's property line;
2. There is a minimum of 25 feet undisturbed distance between the edge of any individual area of excavation and the upland edge of any wetland;
3. The total area of individual areas of excavation open in each year shall not exceed 10 acres, in conformance with Maine Department of Environmental Protection standards; and,
4. There shall be a minimum 100-foot undisturbed separation between individual areas of excavation.

The CEO shall have the authority to require Casco Planning Board Site Plan Review approval of any individual area of excavation.

(f) The CEO shall approve the location of small movable screens for loam and gravel processing at sites other than the central processing site upon finding that all of the following conditions are met and maintained:

1. There is a minimum of 100 feet of undisturbed area between the proposed screen site and any abutter's property line; and
2. There is a minimum of 25 feet between proposed screen site and any wetland.

The CEO shall have the authority to require Casco Planning Board Site Plan Review approval of any area of excavation.

(g) Each of the following activities shall require Planning Board review and approval:

1. Central mineral processing sites which shall include the following activities: screening, crushing, and stockpiling.
2. Excavation of any individual area of excavation within 100 feet of any abutter's property line.
3. Excavation of any individual area of excavation within 25 feet of any wetland.
4. Annual Report. P & K shall provide to the CEO an annual report setting forth the estimated area and volume of materials process or removed from the site. This report shall be accompanied by sketch plans with sufficient detail to allow the CEO to determine where work has occurred during the prior year. These reports shall be submitted no later than December 31 of each year.
5. Enforcement. Any violation of the terms of the Agreement, as extended and amended, shall be subject to enforcement under the provisions of 30-A M.R.S.A. Section 4452.
6. Continuation of Other Terms. Except as expressly extended and amended herein, the terms of the original Agreement, as amended by the June 19, 1999 Amendment, shall remain in full force and effect.

**IN WITNESS WHEREOF**, the parties caused this Agreement to be signed as of the date and year written above.

**P & K SAND AND GRAVEL, INC.**

Witness:

\_\_\_\_\_

By: \_\_\_\_\_  
Cory Mitchell  
Its President

**CBJ PROPERTIES, INC.**

Witness:

\_\_\_\_\_

By: \_\_\_\_\_  
Sarah Plummer  
Its President

**Town of Casco**

Witness:

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

Anthony Ward  
Its Town Manager

STATE OF MAINE

CUMBERLAND, SS \_\_\_\_\_, 2026

Personally appeared before me the above named Anthony Ward, in his capacity as Town Manager for the Town of Casco, and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of the Town of Casco.

\_\_\_\_\_  
Notary Public / Attorney of law

Print Name:

STATE OF MAINE

CUMBERLAND, SS \_\_\_\_\_, 2026

Personally appeared before me the above named Sarah Plummer, duly authorized Director of said CBJ Properties, Inc. and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of CBJ Properties, Inc.

\_\_\_\_\_  
Notary Public / Attorney of law

Print Name:

STATE OF MAINE

CUMBERLAND, SS \_\_\_\_\_, 2026

Personally appeared before me the above named Cory Mitchell duly authorized President of said P & K Sand and Gravel, Inc., and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of CBJ Properties, Inc.

\_\_\_\_\_  
Notary Public / Attorney of law

Print Name:

# Section 5

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## Contract Zoning Map

NOTES:  
 INFORMATION CONTAINED ON THIS PLAN IS BASED PRIMARILY OR ENTIRELY ON PUBLICLY AVAILABLE GEOGRAPHIC INFORMATION SYSTEM (GIS) DATA. THIS IS NOT AN EXISTING CONDITION, TOPOGRAPHICAL, OR BOUNDARY SURVEY.  
 EXISTING GENERAL ZONING DISTRICT BOUNDARIES AND SHORELAND ZONING BOUNDARIES DEPICTED FROM TOWN OF CASCO ZONING MAPS.  
 THIS PLAN IS DEPICTED IN NAD 1983 STATEPLANE MAINE WEST FIPS 1802 (INT FEET) COORDINATE SYSTEM.  
 EXTERNAL DATA SOURCES:  
 TOWN OF CASCO, ME  
 MAINE GEOLIBRARY  
 NATIONAL WETLAND INVENTORY  
 2018 ORTHOREGIONAL IMAGERY

Map-Lot	N/F Grantee	Co-Grantee
9-25-A	CBJ PROPERTIES, INC.	
9-30-1	CBJ PROPERTIES, INC.	

**SUBJECT SITE**  
**CONTRACT ZONE AGREEMENT (RENEWAL PROPOSED)**

**CONTRACT ZONE (CZ3) - HEATH QUARRY**  
 100FT SETBACK FROM ABUTTERS AS SHOWN ON APPROVED SITE PLAN DATED 2017

**CASCO PARCELS**

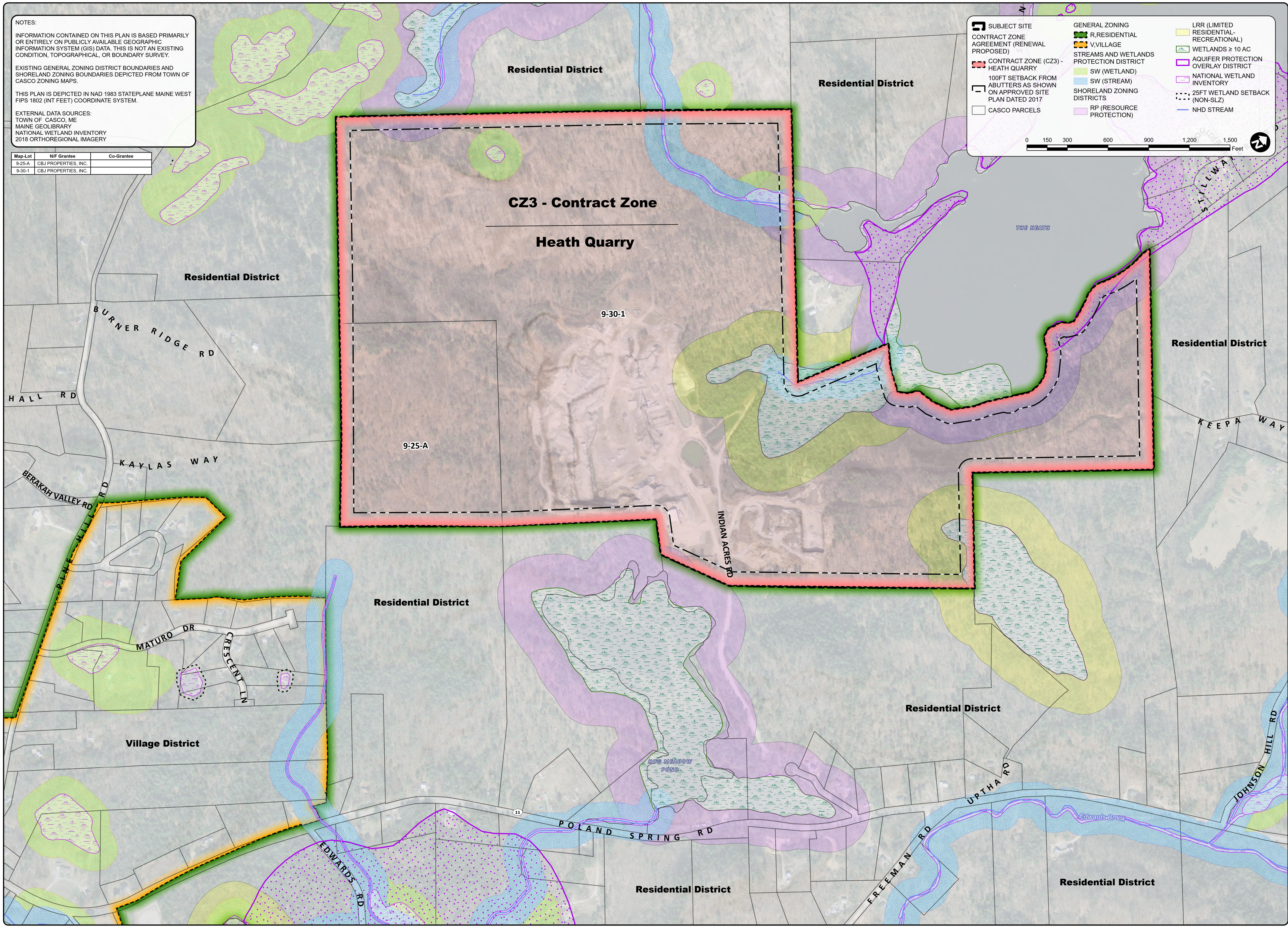
**GENERAL ZONING**  
 R, RESIDENTIAL  
 V, VILLAGE

**STREAMS AND WETLANDS PROTECTION DISTRICT**  
 SW (WETLAND)  
 SW (STREAM)

**SHORELAND ZONING DISTRICTS**  
 RP (RESOURCE PROTECTION)

**LRR (LIMITED RESIDENTIAL-RECREATIONAL)**  
 WETLANDS ≥ 10 AC  
 AQUIFER PROTECTION OVERLAY DISTRICT  
 NATIONAL WETLAND INVENTORY  
 25FT WETLAND SETBACK (NON-SLZ)  
 NHD STREAM

0 150 300 600 900 1,200 1,500 Feet



GIS PLAN

NOT FOR CONSTRUCTION

REV.	BY	DATE	STATUS

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS TO THIS PLAN SHALL BE SHOWN ON A REVISION SHEET. THIS PLAN RELIES ON PUBLIC DATA. THIS IS NOT A BOUNDARY SURVEY.

**SEBAGO**  
 TECHNICS  
 SEBAGOTECHNICS.COM  
 75 John Roberts Rd, Suite 4A  
 South Portland, ME 04106  
 207-260-2100  
 South Portland, Bridgton, Sanford and Brunswick

PROPOSED CONTRACT ZONING AGREEMENT RENEWAL  
 OF  
**HEATH QUARRY**  
 90 INDIAN ACRES ROAD  
 CASCO, MAINE  
 FOR:  
**P&K SAND & GRAVEL INC.**  
 234 CASCO ROAD  
 NAPLES, MAINE 04655

DESIGNED	
DRAWN	MTM
CHECKED	
DATE	5/7/2026
SCALE	1" = 300'
PROJECT	250067