



Civil Engineering | Surveying

May 14, 2026
Revised June 2, 2026

Devin Langadas
Deputy Code Enforcement Officer
Town of Casco
635 Meadow Road
Casco, Maine 04015

Re: Minor Subdivision Application - Resubmission
Michael Meyer – Heath Road
Tax Map 11 Lot 14A

Dear Devin,

On behalf of the applicant, Island Cove Building and Development, Inc., we are resubmitting a minor subdivision application for a 2-lot subdivision on a parcel of land owned by the applicant, (Tax Map 11 Lot 14A). The applicant is proposing two lots (including a back lot) to be constructed off of Heath Road. (See attached minor subdivision plan for more information). The applicant is currently building on Lot 1 of the project. As you know this project was previously submitted but these plans overwrite those that were previously submitted. Please discard the previously submitted plans.

Enclosed for your review are the following materials in support of the Minor Subdivision Application:

- Minor Subdivision Application, Checklist, Agent Authorization & Fee (\$750)
- Attachment 1 - Figures (USGS, Tax, Soils, FEMA)
- Attachment 2 - Property Deed (Book 42006, Page 230)
- Attachment 3 - Abutters List
- Attachment 4 - Test Pit Soil Report Log – Janelle Wiesemann
- Attachment 5 - Wetland Letter – Erik Lema
- Attachment 5 - Stormwater Drainage Memo – BH2M
- Attachment 6 - Preliminary Subdivision Plan – BH2M (10 Full Size)

The parcel to be developed is approximately 5.13 acres in size and lies within the residential zone. This applicant proposes a two-lot minor subdivision utilizing the Town of Casco Back Lot Ordinance provisions. Rather than constructing a traditional subdivision road or private way, the lots will be served by a single shared driveway arrangement consistent with the intent of the ordinance to minimize roadway construction and overall site disturbance (see subdivision plan for more information). As a result, the proposed development footprint and associated impervious surfaces are substantially reduced compared to a conventional subdivision layout. The application has therefore been prepared to reflect the limited scope of infrastructure improvements associated with the back lot approach.

We have included 10 copies of submission materials and are requesting to be placed on the next available Planning Board Agenda to be considered for Subdivision Review. We look forward to meeting with you and the Board to review this project.

Sincerely,



Andrew Morrell, PE
Project Engineer

**TOWN OF CASCO PLANNING BOARD
APPLICATION FORM**

APPLICANT:

Name Island Cove Building & Development, Inc.

Address 1263 Roosevelt Trail, Unit #3, Raymond, ME 04071

Email mmeyer@islandcovebuilding.com

Telephone Number - Home N/A
PLEASE PROVIDE AT LEAST TWO NUMBERS Office (207) 415-4254
Cell (207) 415-4254

Interest in Property Owner
(attach documentation) _____

Interest in abutting property, if any _____

OWNER:

Name Same as Applicant

Address Same as Applicant

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) _____

PROJECT Single Family Multiplex Other

LOCATION

Street Address Heath Road

Registry of Deeds Book 42006 Page 230

Assessor's Office Map 11 Lot 14A

OTHER PROJECT INFORMATION

Size of Parcel (acres) 5.13

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:

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.

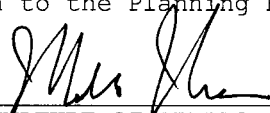
*** All materials to be considered by the Planning Board will be received no later than NOON on the due date for the specific Planning Board meeting. Any material or information received thereafter will not be heard by the Planning Board until a later meeting.**

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.

5-9-26

DATE



SIGNATURE OF APPLICANT/OWNER OR
REPRESENTATIVE

	Check When Complete	Indicate Date When Complete
	<u>*Applicant</u>	<u>Municipal Staff or Planning Board</u>
7. Sufficient data to determine readily the location, bearing and length of every street line, lot line, boundary line, and to reproduce such lines upon the ground. Parting lines of all lands adjoining the subdivisions shall be shown.	✓	
8. The length of all straight lines, the deflection angles, radii, length of curves and central angles of all curves, tangent distances and tangent bearing for each street.	✓	
9. Lots within the subdivision numbered as prescribed by the Planning Board.	✓	
10. Permanent reference monuments shown thus: "X". They shall be constructed and placed in accordance with specifications herein as described in the Casco Subdivision Ordinance, and their location noted and referenced upon the Final Plan.	✓	
11. Proposed easements and watercourses and the location of all natural features or site elements to be preserved.	✓	
12. Final location of driveways and proposed building locations.	✓	
13. Certification by a registered professional engineer or a registered land surveyor that all survey, deed and supporting information accurately reflects the true conditions existing on the proposed subdivision.	✓	
14. Design of any bridges or culverts which may be required.	✓	
15. A medium-intensity soils map that encompasses the area to be subdivided. The Planning Board may require submission of a high-intensity soils map in instances where poor soils are evident.	✓	

	Check When Complete	Indicate Date When Complete
16. Location and results of test pits to ascertain subsurface soil ground water conditions and depths to maximum ground water level. A HHE 200 form, completed by a Maine Registered Soil Scientist or Maine licensed site evaluator, must be submitted showing at least one suitable test pit per lot.	<u>*Applicant</u> ✓	<u>Municipal Staff or Planning Board</u> _____
17. Written offers of cession to the Town of Casco of all public open space shown on the Plan, and copies of agreements or other documents showing the manner in which spaces, title to which is reserved by the subdivider, are to submitted.	✓	_____
Unless otherwise waived by the Planning Board, the subdivider shall also submit the following:		
18. A surface drainage plan or stormwater management plan, with profiles and cross-sections drawn by a professional civil engineer showing the design of all facilities and conveyances necessary to meet the stormwater management standards as set forth in this Ordinance. The engineer shall include a written statement indicating that the proposed subdivision will not create erosion, drainage or runoff problems either in the subdivision or in adjacent properties. Changes in runoff shall be calculated by using the TR 55 method or subsequent revisions. The Planning Board may require review of the plan at the subdivider's expense by a certified agency designated by the Planning Board.	✓	_____
19. Contour lines at intervals of not more than ten (10) feet or at lesser intervals as the Panning Board may require.	✓	_____
20. Base Flood Elevation Data.	✓	_____
21. A soil erosion and sediment control plan prepared by a professional engineer or geologist. The Planning Board may require the review of this plan at the subdivider's expense by a Certified Agency designated by the Planning Board.	✓	_____

Check
When Complete

Indicate Date
When Complete

*Applicant

Municipal Staff
or Planning Board

22. Description of how solid waste generated from the proposed subdivision are to be collected and disposed of.

✓

23. Description of how stumps and demolition debris generated by development and construction of the proposed subdivision are to be disposed.

✓

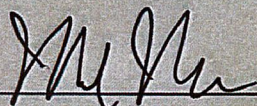
24. Other information as deemed necessary by the Planning Board.

✓

Agent Authorization

Property Description	Physical Address/ Location	Heath Road	Map 11	
			Lot 14A	
Applicant Information	Name	Michael Meyer	Mailing Address	1263 Roosevelt Trail, Unit 3, Raymond, ME 04071
	Phone	(207) 415-4254		
	Email	mmeyer@islandcovebuilders.com		
Owner Information	Name	Island Cove Building & Development, Inc.	Mailing Address	1263 Roosevelt Trail, Unit 3, Raymond, ME 04071
	Phone	(207) 415-4254		
	Email	mmeyer@islandcovebuilders.com		
Applicant's Agent Information	Name	Andy Morrell	Business Name	BH2M
	Phone	(207) 839-2771	Mailing Address	380B Main Street Gorham, Maine 04038
	Email	amorrell@bh2m.com		

The above-listed company/agents may represent me to expedite and complete the approval of the permits/applications required for development for this parcel.



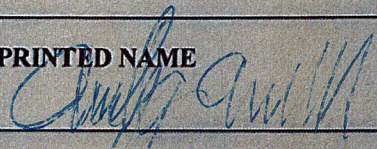
 APPLICANT SIGNATURE

 5-14-26
 DATE

 Michael Meyer
 PRINTED NAME

 CO-APPLICANT SIGNATURE (if applicable)

 DATE

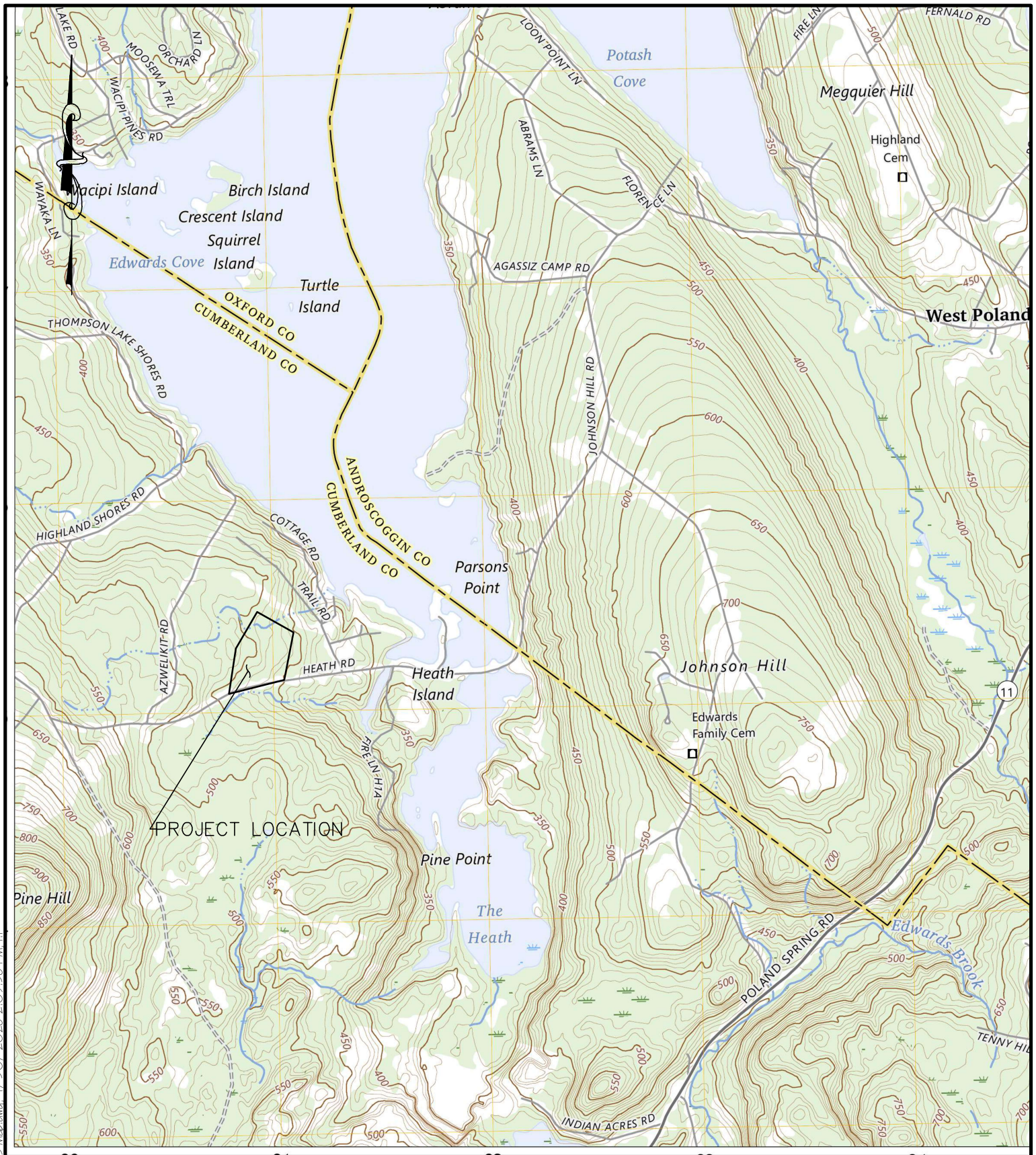


 PRINTED NAME

 5/14/26
 DATE

 Andy Morrell - BH2M
 PRINTED NAME

Attachment 1
Figures



C:\Users\aficenev\Desktop\Grape\15505 Map.dwg, 4/30/2026 2:09:36 PM, 1:1

REFERENCES:
 1. USGS QUADRANGLE MECHANICAL FALLS, ME 2024

Scale: 1" = 2000'



BH2M

Berry, Huff, McDonald, Milligan Inc.
 Engineers, Surveyors

380B Main Street
 Gorham, Maine 04038

Tel. (207) 839-2771
 Fax (207) 839-8250

PROPERTY MAP
CASCO
MAINE



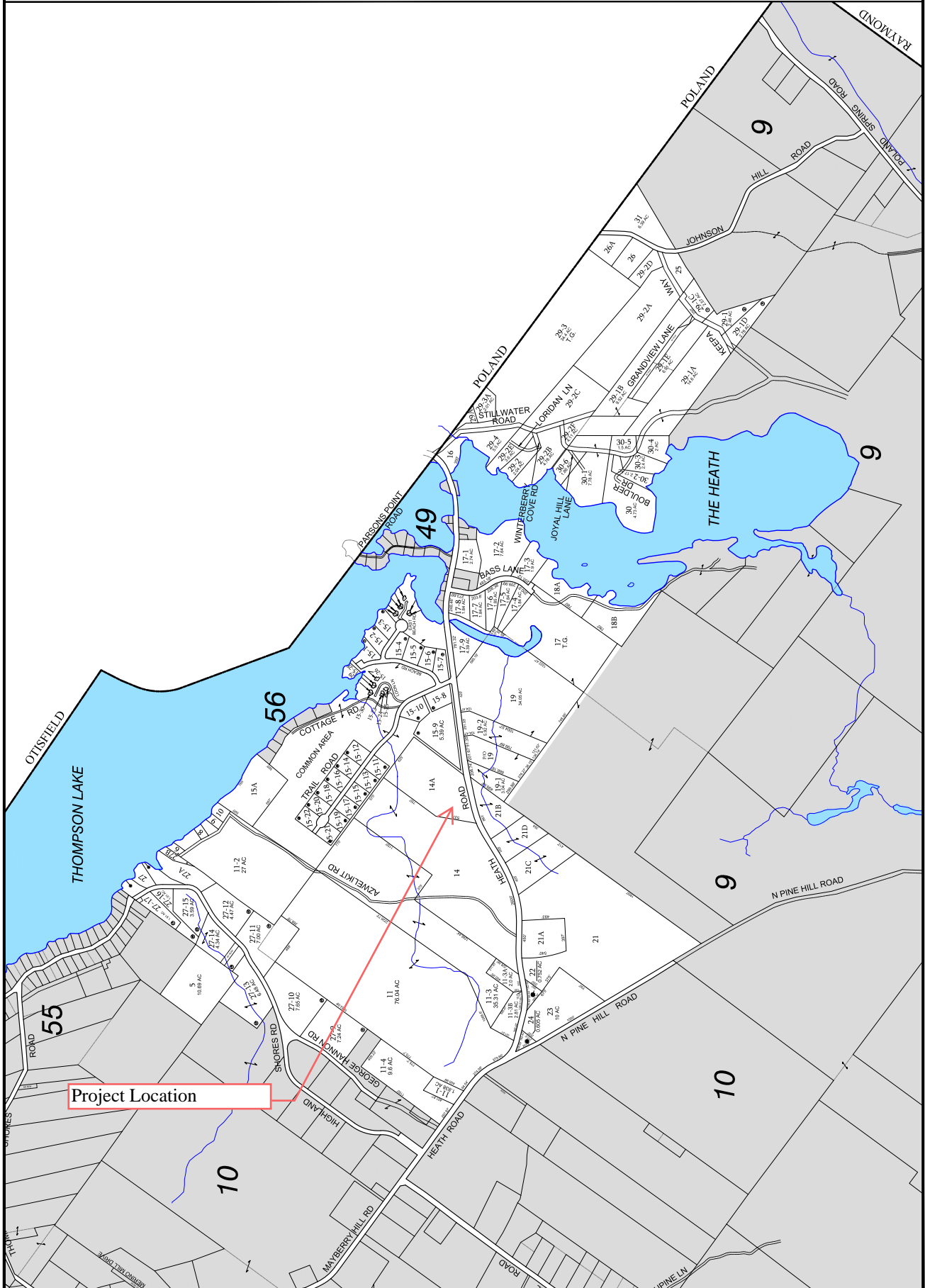
MAP LEGEND

ABUTTING MAP NO.	11	LOT DIMENSION	146.0' 146.0'
PARCEL NUMBER	3-1	PROPERTY BOOKS	
SUBDIVISION LOT NO.	4	RIGHT OF WAY	
ROADS		EASEMENT	

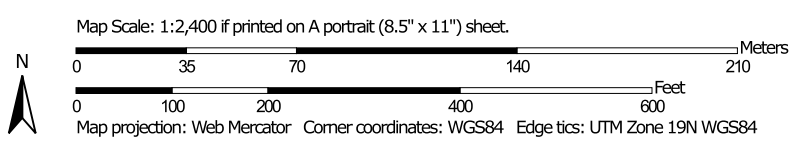
REVISED TO APRIL 1, 2023
FOR ASSESSMENT PURPOSES ONLY
THIS MAP IS NOT INTENDED FOR THE PURPOSE
OF PROPERTY CONVEYANCE OR LEGAL
DESCRIPTION.



REVISÉ & REPRINTÉ BY
CAI Technologies
Precision Mapping. Geospatial Solutions.



Hydrologic Soil Group—Cumberland County and Part of Oxford County, Maine
(Heath Road Soils)











MAP LEGEND









Area of Interest (AOI)
 Area of Interest (AOI)

Soils





Soil Rating Polygons

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Lines

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Points

 A
 A/D
 B
 B/D

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Cumberland County and Part of Oxford County, Maine
 Survey Area Data: Version 22, Aug 29, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 11, 2021—Oct 29, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
HhB	Hermon sandy loam, 0 to 8 percent slopes, very stony	A	1.9	11.1%
HhC	Hermon sandy loam, 8 to 15 percent slopes, very stony	A	9.4	54.2%
PkB	Peru fine sandy loam, 3 to 8 percent slopes	C/D	3.3	19.2%
PIB	Peru fine sandy loam, 0 to 8 percent slopes, very stony	C/D	1.0	5.6%
RbA	Ridgebury fine sandy loam, 0 to 3 percent slopes	C/D	1.7	9.9%
Totals for Area of Interest			17.3	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

National Flood Hazard Layer FIRMette

70°29'24"W 44°1'28"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)
Zone A, V, A99
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS

- Area of Minimal Flood Hazard *Zone X*
- Effective LOMR
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

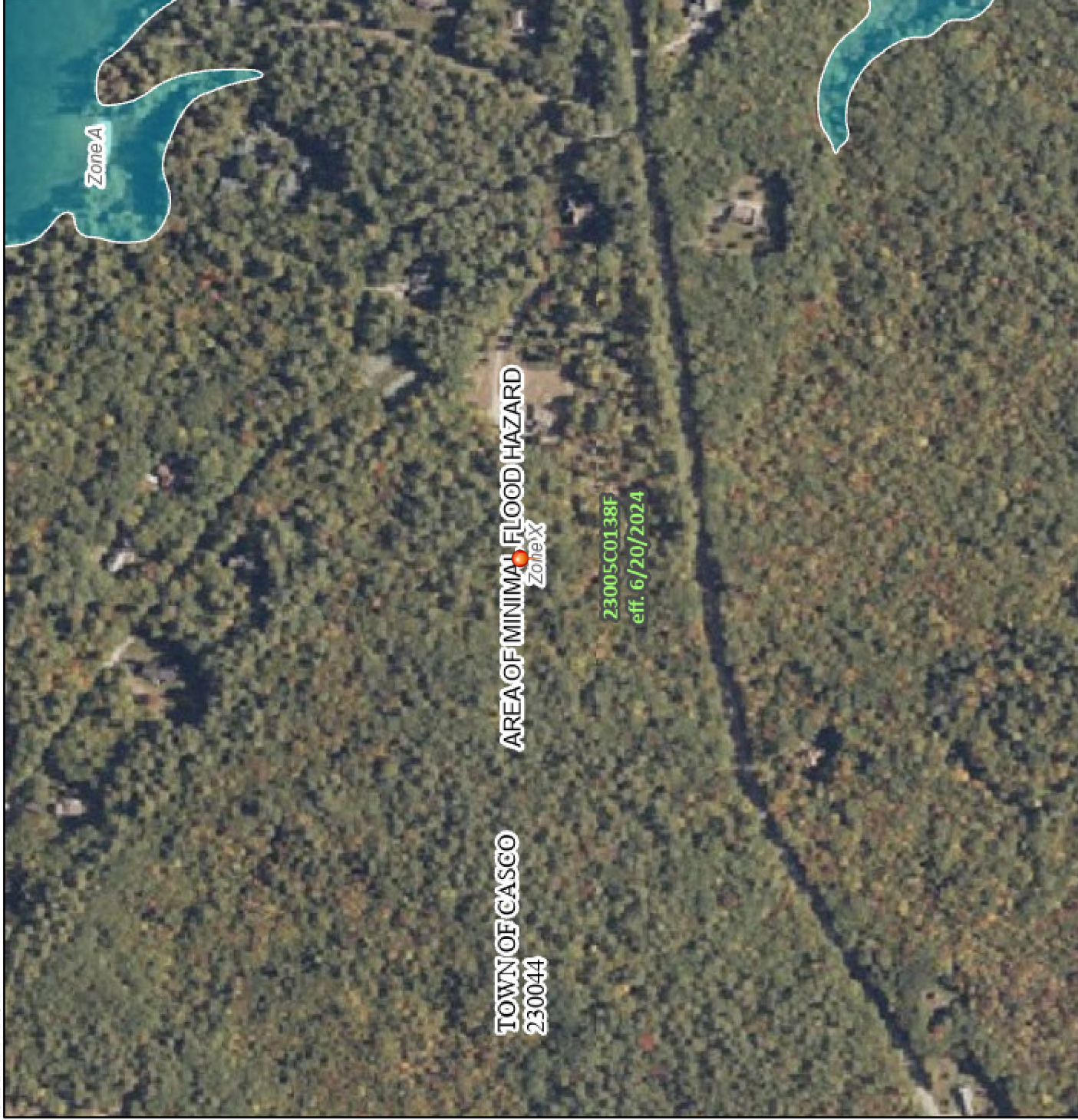
- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **4/30/2026 at 6:38 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



Attachment 2
Property Deed

MAINE REAL ESTATE TAX-Paid


SHORT FORM QUITCLAIM DEED WITH COVENANT DLN: 3496494

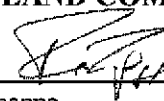
Hancock Land Company, Inc., a Maine corporation of Casco, Maine ("Grantor") FOR CONSIDERATION PAID, grants to **Island Cove Building & Development, Inc.**, a Maine corporation having a mailing address of 1263 Roosevelt Trail, Unit 3, Raymond, ME 04071 ("Grantee"), with QUITCLAIM COVENANT, certain real property, together with any improvements thereon, located in the Town of Casco, County of Cumberland, Maine and more particularly described on Exhibit A attached hereto and made a part hereof.

Meaning and intending to convey a portion of the premises conveyed to the Grantor by virtue of a Warranty Deed granted by James F. Willant dated August 30, 2017, and recorded in the Cumberland County Registry of Deeds in Book 34288, Page 54.

IN WITNESS WHEREOF, Hancock Land Company, Inc. has caused this instrument to be executed by Florian Knappe, its CFO and Treasurer thereunto duly authorized, as of this 21 day of January, 2026.

HANCOCK LAND COMPANY, INC.

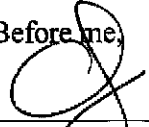

Witness Kimberly A. Gilpatrick

By: 
Florian Knappe
Its CFO and Treasurer

State of Maine
County of Cumberland, ss.

January 21, 2026

PERSONALLY APPEARED the above-named Florian Knappe, CFO and Treasurer of Hancock Land Company, Inc., as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said corporation.

Before me,

Name: _____
Notary Public / Attorney at Law
Notary Commission Expires: _____

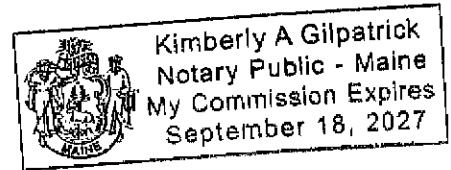


EXHIBIT A

A certain lot or parcel of land located on the northerly sideline of Heath Road, so-called, in the Town of Casco, County of Cumberland and State of Maine and shown as Lot 1 on the plan titled "Sketch Plan, Lot Division, Heath Road, Casco, Maine", for Hancock Land Company, Inc., dated May 2025 as revised through 12/11/25, by BH2M, Inc.; said Lot 1 being more particularly described as follows:

Beginning at a capped iron rod to be set on the northerly sideline of said Heath Road at the southwesterly corner of Common Open Space of Hancock Beach Condominiums as shown on aforesaid plan;

thence in a general westerly direction along the northerly sideline of said Heath Road and along a circular curve to the right, circumscribed by a radius of 4533.00 feet, an arc length of 122.93 feet to a capped iron rod to be set (PLS #2190); said capped iron rod to be set being S 78°-53'-08" W a tie distance of 122.92 feet from said previous capped iron rod to be set;

thence S 78°-06'-31" W along the northerly sideline of said Heath Road a distance of 77.10 feet to a capped iron rod to be set (PLS #2190) and Remaining Land of Hancock Land Company, Inc.;

thence N 15°-39'-27" E along the Remaining Land of Hancock Land Company, Inc. a distance of 420.05 feet to a capped iron rod to be set (PLS #2190);

thence N 36°-36'-47" E along the Remaining Land of Hancock Land Company, Inc. a distance of 518.82 feet to a capped iron rod to be set (PLS #2190) and Common Open Space of Hancock Beach Condominiums;

thence S 54°-12'-00" E along the Common Open Space of Hancock Beach Condominiums a distance of 251.87 feet to a capped iron rod to be set (PLS #2190);

thence S 51°-40'-31" E along the Common Open Space of Hancock Beach Condominiums a distance of 41.80 feet to a capped iron rod to be set (PLS #2190);

thence S 37°-20'-05" W along the Common Open Space of Hancock Beach Condominiums a distance of 764.77 feet to the point of beginning.

The above described Lot 1 contains 223,470 s.f. (5.13 acres). All bearings refer to grid north.

The land is conveyed subject to all easements whether prescriptive or of record, including, without limitation, rights of way, road use agreements and utilities easements.

Warranty Deed to the Grantor granted by James F. Willant dated August 30, 2017 and recorded in the Cumberland County Registry of Deeds in Book 34288, Page 54 contains a scrivener's error and erroneously states that the property is located in the County of Oxford.

Attachment 3
Abutters List

AVERILL, NANCY B & DAVID
30 TRAIL RD
CASCO, ME 04015

MURRAY, DAVID E & JENNIFE
16 TRAIL RD
CASCO, ME 04015

BENNETT, JOHN M
GUSHEE, M ELAINE
PO BOX 308
MANCHESTER, MA 01944

OREN, JEANNINE B
74 TRAIL RD
CASCO, ME 04015

CASCO TIMBER COMPANY, INC
PO BOX 295
CASCO, ME 04015

PIERCE, DEBORAH J
5017 WOODY CREEK LN
CARABASSETT VALLEY, ME 04947

HANCOCK, K DAVID & CAROL
20 EAST BEACH RD
CASCO, ME 04015

PRATT, DOROTHY E
169 HEATH RD
CASCO, ME 04015

KNIGHT, VALERIE
53 TRAIL RD
CASCO, ME 04015

SAMA, RALPH W & KATHARINE
PO BOX 53
CASCO, ME 04015

KOMULAINEN, THOMAS
229 HEATH RD
CASCO, ME 04015-3120

SAMA, RALPH W & KATHERINE
PO BOX 53
CASCO, ME 04015

MARTIN, GRAHAM P
239 HEATH RD
CASCO, ME 04015

WAGNER, ELAINA
581 BALD HILL RD BLDG B
NEW GLOUCESTER, ME 04260

MAYO, BETSY A & ROBERT C
58 TRAIL RD
CASCO, ME 04015

MERZ, SEAN & KATY
61 TRAIL RD
CASCO, ME 04015

MOLLOY, BRYAN J
1898 MAIN ST
LOVELL, ME 04051

Attachment 4
Test Pit Soil Report Log

Soil Report Log

Maine Department of Human Services
Division of Health Engineering, Station 10
(207) 287-5672 Fax: (207) 287-3165

Town, City, Plantation

Casco

Street, Road, Subdivision

Heath Road

Owner or Applicant Name

Island Cove Builders

SOIL PROFILE DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole # 1 Test Pit Boring

1 " Depth of organic horizon above mineral soil

	Texture	Consistency	Color	Mottling
0	SANDY LOAM		D. BROWN	
6		FRIABLE	Y. BROWN	NONE
12	LOAMY SAND		Olive	
18				
24			Gray	
30		Firm		
36				
42				
48				
Soil Profile <u>3</u>		Classification <u>C</u>	Slope <u>3</u> Percent	Limiting Factor <u>22"</u> Depth
			<input type="checkbox"/> Groundwater	<input checked="" type="checkbox"/> Restrictive Layer
			<input type="checkbox"/> Bedrock	

Observation Hole # 2 Test Pit Boring

3 " Depth of organic horizon above mineral soil

	Texture	Consistency	Color	Mottling
0	SANDY LOAM		D. BROWN	
6			Y. BROWN	NONE
12	LOAMY SAND	FRIABLE	Olive	
18				
24			Gray	
30		Firm		
36				
42				
48				
Soil Profile <u>3</u>		Classification <u>C</u>	Slope <u>3</u> Percent	Limiting Factor <u>20"</u> Depth
			<input type="checkbox"/> Groundwater	<input checked="" type="checkbox"/> Restrictive Layer
			<input type="checkbox"/> Bedrock	

Janelle Wiesemann
Site Evaluator Signature

443
SE #

5-8-2026
Date

Attachment 5
Wetland Letter



TO: Andy Morrell, P.E.

FROM: Erik Lema, Basswood Environmental LLC

SUBJECT: **Heath Road (M11L14A) Walkover Survey for Identification of Jurisdictional Natural Resources**

DATE: June 21, 2025

CC: Michael Meyer (mmeyer@islandcovebuilding.com)

Attachments: 1) Site map

The following summary concerns the natural resource walkover performed on June 17th, 2025 on an approximately 13.5-acre parcel along the north side of Heath Road in Casco, Maine. This lot is identified as Lot 14-A on Casco Tax Map 11. Erik Lema, owner and principal scientist at Basswood Environmental, Inc. (Basswood) conducted the survey in support of a potential development on site. The walkover survey includes a general overview of the natural resources on site that may be impacted by a proposed project, including those of regulatory importance such as wetlands, streams and vernal pools. This is intended to be a generalized overview of the site, and is not a formal survey to be used for permitting and impact calculations.

Wetlands were identified using the same three-parameter approach used for formally delineating jurisdictional wetlands, as detailed in the U.S. Army Corps of Engineers' *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region (V2.0)*¹. This approach uses a combination of wetland vegetation, soils and hydrology to determine the boundary of a wetland that is under the regulatory jurisdiction of the U.S. Army Corps of Engineers (ACOE), the Maine Department of Environmental Protection (DEP), and possibly the municipality under local ordinances. In addition, the survey area was also examined for the presence of jurisdictional streams and other protected natural resources, such as vernal pools, that may affect the proposed project. As this is not a formal delineation; wetland, stream and vernal pool boundaries were not flagged and GPS-located during the visit.

Site Description

The lot rises sharply from Heath Road, with a prominent knoll in the west-central portion of the site. It is completely forested and bounded by several old stone walls. The forest is a mature mixed white pine (*Pinus strobus*) - red oak (*Quercus rubra*) forest found throughout southern Maine. The ground surface is littered with boulders and few signs of any prolonged standing water. Topography slopes to the east but is not associated with a known watercourse. National Wetlands Inventory (NWI) maps indicate that a narrow, forested wetland area is mapped at the northern corner of the site.

Mapped soils include Hermon sandy loams throughout the eastern, central, and southern portions of the parcel. These are classified as somewhat excessively drained and are typically associated with uplands. Peru sandy loams occupy much of the remaining lands, which are classified as moderately well drained. A small area of Ridgebury fine sandy loam is located on the western boundary. This is a poorly drained

¹ U.S. Army Corps of Engineers. 2011. Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region (Version 2.0), ed. J. S. Wakeley, R. W. Lichvar, C. V. Noble, and J. F. Berkowitz. ERDC/EL TR-12-1. Vicksburg, MS: U.S. Army Engineer Research and Development Center.

hydric soil, however the landscape position on site (top of slope) appears unlikely to support wetland development.

Survey Results

The site is remarkably dry. No evidence of pooled water sufficient to support vernal pool species was observed. Additionally, the only wetland areas are located on the northeastern boundary, with the entire remainder of the site lacking any sort of wetlands, streams or other signs of saturation. One of these wetlands appears to be associated with the mapped NWI wetland in the north corner. A topographic swale in the southwestern corner was investigated, but this too lacked evidence of wetland development or stream channelization. Note that on the attached site map, the boundaries depicted are from publicly available data provided by the state and do not accurately represent the site bounds. For this reason, the mapped resources appear to extend slightly off-site, however this is in accordance with observed monumentation in the field.

Regulatory Implications

Under the Maine Natural Resources Protection Act (NRPA²) impacts to some wetlands are regulated. On this site, it is unlikely that any permitting will be required unless the small wetland areas on the north end are impacted. If so, up to 4,300 square-feet of impact is allowed without a NRPA permit. If impacts can be avoided, then no NRPA or ACOE natural resource permits should be needed.

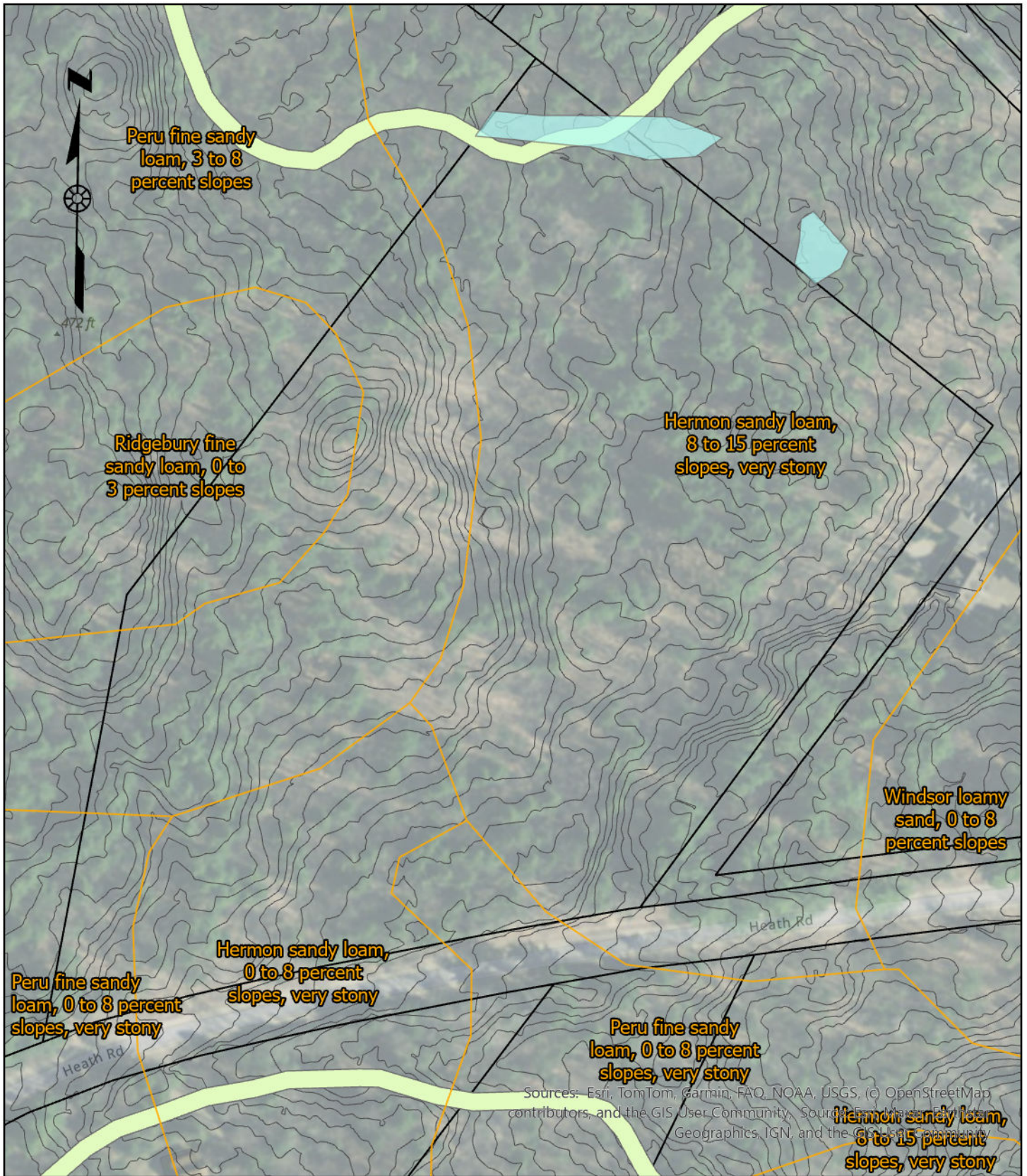
If there is additional detail or clarity that Basswood can provide regarding the above report, please do not hesitate to contact Erik Lema at 207-518-8442 or by email at erik@basswoodenv.com.

Best regards,

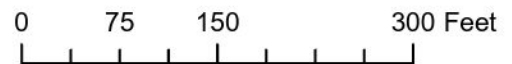


Erik Lema, Owner/Principal - Basswood Environmental LLC

² State of Maine, Department of Environmental Protection, Natural Resources Protection Act Statute, 38 M.R.S.A. §480-A to 480-HH, DEPLW284-W2010, Revised August 12, 2011.



Natural Resources Preliminary Survey Heath Road, Casco, Maine



- USA Soils Map Units
- Casco Parcels
- NWI Wetlands
- Wetland(approx)
- 2-Foot Contours





Civil Engineering | Surveying

May 13, 2026

Devin Langadas
Deputy Code Enforcement Officer
Town of Casco
635 Meadow Road
Casco, Maine 04015

Re: Stormwater Analysis – Minor Subdivision Application for Michael Meyer

The proposed minor subdivision does not include the construction of a new private road or subdivision roadway infrastructure that would typically necessitate a comprehensive stormwater analysis. Instead, the application utilizes the Town’s back lot provisions and proposes only the construction of a single shared driveway to serve the newly created back lot as well as the existing lot under construction along Heath Road.

Unlike a conventional subdivision road, the proposed shared driveway is limited in scale and extent, resulting in substantially less impervious area and land disturbance than would normally occur with roadway construction associated with a standard subdivision layout. No new through-road, private way, or associated drainage infrastructure is proposed as part of this application.

Given the limited scope of the proposed improvements, the project is not anticipated to generate stormwater impacts beyond those typically associated with residential driveway construction. As such, a formal stormwater management analysis has not been prepared for this submission.

Appropriate erosion and sedimentation control measures will be implemented during construction to minimize temporary impacts from earth disturbance activities associated with driveway installation (see erosion control details and notes on sheet 2 of the plans). No adverse impacts will be created onsite or to any downstream conditions as a result of this project.

Please contact our office if additional information is required during the Planning Board review process.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrew S. Morrell", with a stylized flourish at the end.

Andrew S. Morrell
Project Engineer

