



Town of Casco

Selectboard Regular Meeting Minutes

July 07, 2026 at 6:00 PM

Casco Community Center

Regular Meeting

PRESENT

Scott Avery
Eugene Connolly
Robert MacDonald
Grant Plummer
Joseph DeMartin

1. Review and approval of the meeting agenda

The Selectboard moved and seconded to approve the meeting agenda.

Motion made by Plummer, Seconded by DeMartin.

Voting Yea: Avery, Connolly, MacDonald, Plummer, DeMartin

2. Approval of bills and signing and approval of all open warrants

The Selectboard moved and seconded to approve all bills and signing of all open warrants.

Motion made by Connolly, Seconded by Avery.

Voting Yea: Avery, Connolly, MacDonald, Plummer, DeMartin

3. Approval of Minutes: Month DD YYYY

The Selectboard moved and seconded to accept the minutes from the June 16, 2026 meeting as presented.

Motion made by DeMartin, Seconded by Plummer.

Voting Yea: Connolly, MacDonald, Plummer, DeMartin

Voting Abstaining: Avery

4. Public Participation for non-Agenda items

Pam Edwards- Announced the Comprehensive Plan Implementation Committee is planning a community event in September and would like to invite a Selectboard Member to be a liason.

Courtney Walsh- provided feedback regarding change of location of Free Lunch program from Village Green to Community Park.

David Kimball presented points to the Selectboard regarding his property line dispute with the town.

Recreation Director Beth Latsey spoke about an incident in which one of the swim instructors saved a child's life at the beach.

5. Manager's Update

- A. I met with the Raymond Town Manager to discuss updating the Interlocal Agreement for Animal Control services. The initial conversation was encouraging about continuing the interlocal agreement, but Raymond is conducting appropriate financial due diligence while exploring potential internal options for providing these services in the future. The Town Manager understands the current parameters of the Interlocal Agreement, including the automatic renewal provisions and the associated opt-out clauses.
- B. Glidden Excavation began initial work on the FY27 Pavement Preservation Project last week. They are currently completing base gravel work on portions of Ward Circle due to substandard roadway material and improper roadway pitch. In addition, they are installing a new culvert at the intersection of Hams Hill Drive and Heather Lane, as the existing culvert was found to be completely inoperable.

J. Pratt Excavation began work on the Meadow Road Crosswalk project on July 1. The crew started the initial excavation and began installing the support poles for the Rectangular Rapid Flashing Beacons (RRFBs).

- C. Greater Portland Council of Governments (GPCOG) and MaineDOT have been conducting, and will continue through September, an analysis of crash data and speed collection data along the Route 302 corridor. Following completion of this analysis, the project focus group will conduct community outreach, including a public engagement event and/or pop-up outreach activities within one of the three participating communities.

As the data analysis is completed, GPCOG will present its initial findings to the participating Town Select Boards. The goal of the study is to develop an actionable set of safety recommendations that each community can prioritize and implement to improve safety along the Route 302 corridor.

Some recommendations may require additional planning and design work before they are ready for implementation through the MaineDOT Work Plan or other state and federal funding opportunities.

Additional information about the Route 302 Safety Study is available at:

<https://gpcog.org/752/Route-302-Casco-to-Bridgton>

- D. The Town has been able to communicate with Robert Morton regarding the removal of his personal belongings from 21 Graffam Road. Mr. Morton was verbally notified of the Town's plans to demolish the structure and was provided 21 days to remove his personal belongings under the supervision of Town staff.

Town staff continues to work with Drummond Woodsum regarding the failed consent agreement involving the property owner at 131 Tenney Hill Road.

The cease-and-desist order issued for the property at 50 Rabbit Run remains in effect. Despite the order, business activities at the property continue. The resident has appealed the Code Enforcement Officer's denial of the Home Occupation permit application, as well as the Notice of Violations. The appeal is currently scheduled for review by the Zoning Board of Appeals on July 20, 2026.

Additionally, the resident has submitted a Site Plan Review application, which is scheduled for initial discussion by the Planning Board at its regular meeting on July 27, 2026. Town legal counsel remains in communication with the property owner's legal counsel regarding the continued failure to comply with the cease-and-desist order.

- E. The Berry Property work group is working with Sebago Technics to develop a site capacity analysis and conceptual renderings to support future community outreach and public engagement efforts.

The capacity analysis is evaluating several potential uses for the property, including a carry-in/carry-out boat launch, associated parking, a multi-use pavilion, green space, recreational parking, and the potential reservation of land for future municipal facilities or services.

Although the property is substantial in size, its configuration may present challenges for accommodating some of the proposed uses. The results of the capacity analysis and conceptual renderings will help determine which amenities are feasible, support future community discussions, and assist the work group in finalizing recommendations for a master plan for the property.

- F. The Maine Department of Agriculture, Conservation and Forestry, Bureau of Parks and Lands, notified the Town of Casco that its application for financial assistance for a 2026 ATV trail project had been approved. The project was approved for a total cost of

Manager's Memorandum Page 2

\$62,818, with grant reimbursement available for up to \$56,536.20. Eligible expenses incurred on or after April 1, 2026, may be reimbursed if they comply with the grant agreement and approved project description, with reimbursement provided only after proof of payment is submitted. The award also allows up to \$500 to be used for qualifying landowner relations expenses, such as appreciation dinners, trash removal, or installation of state-approved landowner relations signs. The Bureau expressed its support for the project and reminded the Town that all reimbursement requests must be submitted by November 30, 2026, preferably by certified mail.

- G. As part of the FY27 budget, funds were approved for the purchase of new laptops, including upgrades for the Selectboard members' devices. I understand that a couple of Board members prefer using tablets with detachable keyboards instead of traditional laptops.] Before moving forward with the purchase, I'd like to confirm the remaining Selectboard members' preferences. Please let me know whether you would prefer a laptop or a tablet with a keyboard for your Town-issued device.

Old Business

- 6. The Selectboard will consider updating the following policies, Community Center Facility Use & Collection of Emergency Medical Service Fees.

Discussion only. No action was taken.

7. The Selectboard will discuss the Open Space Plan
The Selectboard moved and seconded to approve the Open Space Plan as presented.
Motion made by Avery, Seconded by DeMartin.
Voting Yea: Avery, Connolly, MacDonald, Plummer, DeMartin
8. The Selectboard will consider a rebranding design proposed by Coco Walsh Creative, LLC.
The Selectboard moved and seconded to approve the rebranding design proposed by Coco Walsh Creative, LLC.
Motion made by Avery, Seconded by Plummer.
Voting Yea: Avery, Connolly, MacDonald, Plummer, DeMartin
9. The Selectboard will consider future legal actions related to violation of a cease-and-desist order at 50 Rabbit Run.
It was moved and seconded. to authorize the CEO, together with the Town Attorney, to undertake further enforcement measures at 50 Rabbit Run, to enforce the cease and desist / stop work order issued by the CEO in May, including initiating court proceedings if that becomes necessary.
Motion made by Avery, Seconded by Connolly.
Voting Yea: Avery, Connolly, MacDonald, Plummer, DeMartin

New Business

10. The Selectboard will receive an update on the Casco Fire Department.
Discussion only. No action was taken.
11. The Selectboard will consider appointing Dan Groto to the Finance Committee
The Selectboard moved and seconded to appoint Dan Groto to the Finance Committee with a term to expire June 30, 2028.
Motion made by DeMartin, Seconded by Avery.
Voting Yea: Avery, Connolly, MacDonald, Plummer, DeMartin
12. The Selectboard will discuss current vacancies on Boards, Committees and Commissions.
The Selectboard moved and seconded to appoint Amy Brown to the Comprehensive Plan Implementation Committee with a term expiring on June 30, 2027 and appoint Tom McCarthy to the Planning Board as an alternate with a term expiring on June 30, 2029.
Motion made by Avery, Seconded by Plummer.
Voting Yea: Avery, Connolly, MacDonald, Plummer, DeMartin
13. The Selectboard will consider the two applicants for the MMA Legislative Policy Committee.
The Selectboard moved and seconded to approve the two proposed candidates for the MMA Legislative Policy Committee as recommended.
Motion made by Plummer, Seconded by Avery.
Voting Yea: Avery, Connolly, MacDonald, Plummer, DeMartin

14. The Selectboard will consider updating the beach usage practice during swimming lessons.

Discussion only. No action was taken.

15. The Selectboard will consider a liquor License Renewal for Point Sebago.

The Selectboard moved and seconded to approve the liquor license renewal for Point Sebago and have the application forwarded to the State of Maine

Motion made by Connolly, Seconded by Plummer.

Voting Yea: Avery, Connolly, Plummer, DeMartin

Voting Abstaining: MacDonald

16. Selectboard Comments

Joe didn't have any comments.

Grant asked for an update on the roadwork and wi-fi.

Gene encouraged everyone to support Casco Days and be aware of the extra traffic it will bring.

Bob updated everyone that the electronic speed sign is up on 302. Bob also provided and updated meeting list.

Workshop

17. The Selectboard will conduct a workshop regarding the remote meeting policy.

This item was tabled.

Adjournment

- 18. It was moved and seconded to adjourn at 7:55pm.**

Motion made by Connolly, Seconded by DeMartin.

Voting Yea: Avery, Connolly, MacDonald, Plummer, DeMartin

Reminders to the Attending Public: Selectboard meetings are open to the public, but the public may not speak unless recognized by the Board Chair or Vice Chair in their absence. Except during a public hearing, comment time is limited to 2 minutes per speaker during public participation or on agenda items. Matters related to personnel will not be heard.