

## Outstanding Legal Issues

For all active legal actions listed below, staff will continue to monitor each case closely and will provide updates to the Board as new information becomes available.

1. **Rabbit Run:** Communication with the lessee of the property and the new owner is ongoing. The legal process was delayed due to the previous owner filing for bankruptcy. Once a new owner purchased the property, we reissued the Notice of Violation, which provides an additional 45 days for them to comply with and correct the identified deficiencies.
2. **Easement with Library:** See agenda item #10
3. **Lakeside Cemetery:** Our legal team is coordinating with the legal estate representatives of the last Lakeside Cemetery Association trustee regarding the property transfer. While the transfer itself appears straightforward, determining the exact property boundaries may prove more challenging and time-consuming. Drummond Woodsum is conducting title searches to establish the boundaries; if this effort is unsuccessful, a survey will be required.
4. **Thompson Lake boat ramp Easement:** The proposed easement agreement between Robey Properties, LLC and the Town of Casco for the Thompson Lake boat ramp located on Heath Road is scheduled to appear on the January 2026 Special Town Meeting warrant. Execution of this easement is required to address Robey Properties' request for an indemnification provision as part of granting continued public access to the boat ramp.

The Town's legal counsel has completed its review of the indemnification language and has identified no concerns. Counsel further notes that the request from Robey Properties is reasonable and consistent with standard property-owner protections in similar agreements.

5. **Helen Allen Barking Dog Complaint:** No further action to occur at this time and will be removed from the active list.
6. **Tenney Hill 80K zoning complaint:** The first court appearance for the property owner is scheduled for December 10th in Bridgton District Court. This initial appearance serves only as the formal opening of the case; no hearing date has been set at this time. The legal process may be lengthy, and the timeline remains uncertain.
7. **Appeal of Planning Board decision:** While this matter does not require action by the Selectboard, the Town remains involved in ongoing litigation with Christian Hill Properties, LLC regarding a Planning Board decision related to 325 Roosevelt Trail. Both the Town's legal counsel and counsel for Christian Hill Properties have submitted briefs to the court. At this time, no trial date or decision timeline has been established.

8. **Foreclosed property at 23 Graffam Road:** The Town currently owns the building located at 23 Graffam Road through the foreclosure process; however, the land beneath the building is owned by an abutting property owner. The situation is further complicated by the deteriorating condition of the building.

The Town has four potential courses of action regarding this property:

- Retain ownership of the building.
- Execute a quitclaim deed without covenants back to the previous owner.
- Attempt to sell the property through a licensed real estate agent, as required by Maine law.
- Demolish the building at the Town's expense.