

Town of Casco
Comprehensive Plan Implementation Committee
Draft Minutes
6:00 pm, 22 January 2026
Casco Community Center

First Order of Business

1. Call Meeting to Order
2. Determine a Quorum
 - a. Attending Members:
 - i. Rob Williamson
 - ii. Rae-Anne
 - iii. Tom M
 - iv. Sam Brown
 - v. Pam Edwards
 - vi. Joe Armenti
 - vii. Tiffany Payton (Virtual)
 - b. Absent Members:
 - i. Bob M
 - ii. Resigned: Michele
 - iii. PUBLIC:
 1. Bob Learnard
 2. Amy Brown
3. Review and Approval of the Meeting Agenda
 - a. Moved: Rae-Anne Moved the agenda be approved as presented, seconded by ???, and Approved 7-0.
4. Approve Minutes: 18 December 2025
 - a. Move: Pam Moved that the minutes be approved. Seconded by ????. Approved 7-0.

Public Comments

Public comments were moved to the end of the meeting. There were no public comments.

Ongoing Business

1. Housekeeping

- a. Rob will notify Tony that the CPIC would like its two vacancies filled as soon as possible
- b. Pam requested that we start using a shared drive again. The committee has been given access to the Town's share point folder. Pam will administer it for the time-being and will help anyone who has trouble accessing it.

2. Committee Updates (Short, Concise versions)

a. Rae Anne: Safe Streets:

- i. Quaker Ridge Project under way.
- ii. DOT working on 121 and three intersections in Town.
- iii. Long Term Work on 121 from Village to Pikes Corner
- iv. Bike Rodeo May 2nd
 1. Engagement Day with all volunteer entities
 2. Enhancing Volunteerism
 3. **Reminder of Courney Walsh Engagement Meetings - Sunday (25th) and Thursday (29th).**

b. Village Working Group

- i. First Meeting was yesterday with **Resilience Planning Group**
- ii. Targeting June 2027 Town Meeting for new ordinances/zoning
- iii. Casco Village Focus
- iv. Next Meeting: TBD

c. Rob Williamson

- i. CPIC update to Select Board recapped.

d. Tom McCarthy

- i. Water Quality Draft Submitted to the Town
- ii. All Lake Associations in receipt
- iii. Pam requests to have shared with CPIC
- iv. Review and comments being taken now.
- v. Next Meeting 2-18

e. Sam Brown

- i. Open Space Work Continues

- ii. Targeting June Town Meeting for the Open Space Plan approval.
- 3. Update on Community Engagement Event
 - a. See above for May 2nd in conjunction with Bike Rodeo. Tony and Grant seem amenable to the idea.

New Business

- 1. Review priority list.
 - a. Rob shares results from the committee submissions
 - b. 3 rose to the top:
 - i. Number 3: Amend Residential District.
 - 1. Tom calls out the importance of implementing ‘Architectural Standards’ and setting a plan for implementation in the code.
 - a. Define different **residential districts** in town.
 - b. Define Farmland.
 - c. Determine available growth areas.
 - d. Propose **subcommittee** for map review for different zones to feed to work group.
 - e. Subcommittee Meeting Date: Thursday, March 5th at 6:00 PM
 - i. Posted to calendar
 - 2. Rae-Anne comments that the Village Working Group will be working on this.
 - a. Shows in Comp Plan on Page 67.
 - 3. Pam adds see below Items 3 and 4.
 - ii. Number 50: Improve Cell Coverage in Villages
 - iii. Number 118: Update communication Strategies.
- 2. Communications discussion regarding the input sent to Tom.
 - a. Pam sent a re-cap
 - i. Pam to set meeting with Tony/Allison to start the work
 - b. Incorporate with Tom’s Notes
 - i. Sam and Rob to send notes again to the whole committee
 - c. Tom’s Comments:
 - i. Looking for help to recap comments
 - ii. Improve the Website – hard to find basic content.
 - iii. Needs help – passing the lead to Pam.

- d. Rae-Anne
 - i. Ask for feedback from other committees/public.
 - ii. Requests individual email addresses for Committee Chairs
- 3. Discussion of Casco Village Vision.
 - a. Where does the 'Village' begin & end?
 - i. All members asked to give their opinions to Rae-Anne on this.
 - b. Pam Shares ideas
 - i. Variety, lack of 'Cookie Cutter' Feel
 - ii. Tree lined southern end of Village
 - iii. Variety of setbacks and size of buildings, lots of eaves and gables, many variations on the Big House, Little House, Back House, Barn" theme
 - c. Rob
 - i. Does not want to see more development in the village or cluster developments.
 - ii. Does not like the new **Mill Estates** project.
 - d. Tiffany
 - i. Comments on existing understanding of the Village Limits
 - ii. Extend Village Zone North Past the old Hancock Lumber Retail Store (currently a Fire Wood supplier)
 - e. Tom
 - i. New England Village Look/Feel
 - ii. Mixed Use
 - 1. Bed and Breakfast
 - 2. Coffee Shop
 - f. Joe
 - i. Key is architecture
 - ii. Attract small business with a draw of another cornerstone business (REI/LL Bean/Bike Shop) ??? It may have been Tom who brought this up
 - g. Sam
 - i. Enhance Walkability
 - ii. Water Connectivity on Parker Pond from Berry Property to Pleasant Lake via Lilly Brook
 - iii. Include Fish Hatchery
 - iv. Include Town Beach

4. Discuss the Place Code /Type video.

a. Not undertaken.

Set Agenda for next meeting

- **Old Business**
 - Housekeeping
 - Committee Updates (Short, Concise versions)
 - Update on Community Engagement Event
 - Review priority list.
 - Communications discussion
 - Discussion of Casco Village vision.

- **New Business**
 - Residential District Working Group
 - Consider Fiscal Budget for 2027
 - Plan CPIC Budget Request
 - Planning Services needed?

Set next meeting date

- Conflict for February 26th
- **Re-set to February 19th**

Reminder to the Attending Public: CPIC meetings are open to the public, but the public may not speak unless recognized by the Committee 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 personnel will not be heard.