

Town of Casco
Comprehensive Plan Implementation Committee
Draft Minutes
6:00 pm, February 19, 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. Pam Edwards
 - v. Janet Dibiase
 - vi. Bob M - Select Board rep
 - b. Absent
 - i. Sam Brown
 - ii. Joe Armenti
 - iii. Tiffany Payton
 - iv. Wayne Petit
 - c. PUBLIC:
Bob Learnard
3. Review and Approval of the Meeting Agenda
 - a. Moved: Moved and Approved.
4. Approve Minutes: 22 December 2026
 - a. Not reviewed, add to next agenda

Ongoing Business

1. Housekeeping

- a. Rae will take notes for this meeting as we do not currently have a secretary.
- b. New member Janet Dibiase was welcomed. Introductions were made.
- c. Rob provided background on the committee and our work.
- d. Janet volunteered to be secretary - moved and approved, she is appointed and will begin minutes at the next meeting. Pam will get Janet familiarized with our Sharepoint, etc. and connect her with Allison.
- e. Bob M will talk to Tony about virtual meeting attendance, policy, and logistics.

2. Committee Updates (Short, Concise versions)

a. Rae Anne: Safe Streets:

- i. Safe Streets will be working with Pine Hill residents prior to the CIP road work for this neighborhood
- ii. No update on Intersection study
- iii. QR project ongoing
- iv. South end of 121 - project should be started in July, no further info at this time
- v. Bike Rodeo - this will also be the BCC community engagement event. Chairs should expect to see invites soon

b. Village Working Group

- i. Village walk-thru with **Resilience Planning Group** was today, then meeting after.
- ii. Launch public facing info at 3/24 Selectboard meeting
 1. Bob M will not be at that meeting, requests that the presentation be sent to his personal email for review. Rae will ensure this happens.
- iii. Discussed need for Residential District review

c. Tom McCarthy

- i. Water Quality Draft Submitted to the Town, waiting for feedback and requested workshop with the select board.
- ii. Feedback from Lake associations and other entities has been positive

- d. Pam Edwards
 - i. Met with Tony to discuss communication issues/concerns/feedback and how to improve
 - ii. Had 3 “big idea” topics - community engagement, transparency, and general communication. Also discussed website update (including formatting!)
 - 1. Community Engagement-welcome packet for new residents
 - 2. CPIC should provide ideas to Tony on events, isn’t all up to him and employees to plan these
 - iii. Transparency
 - 1. Onboarding of new BCC members
 - 2. Updating the BCC policy (should it be multiple?)
 - iv. General Communication
 - 1. Pam will get input from other BCCs on their concerns
 - 2. Consider Bridgton news calendar of events
 - 3. Opt-in email list?

3. Update on Community Engagement Event

- a. See above for May 2nd in conjunction with Bike Rodeo

New Business

- Tony has asked for budget requests from the different BCCs. Discussion on what the CPIC would need/want/use any funding for. Rob will prepare a request for \$20k, breaking it down for planning services (302, residential, etc), event planning and execution, mailing and printing
- Tom and anyone else interested will be at the Community Center on March 5, 6pm, for initial discussions on the Residential District. Pam requests attendees read the appropriate part(s) of the comp plan in relation to “rural” and review maps. Tom requests review of current zoning codes. This will be an intro discussion and brainstorming session.
- Rae noted that there is a Planning Board meeting on Monday that will involve a request from P&K for a new overlay district. Anyone who can attend should be there.

Public Comments

Bob had no comments today!

Set Agenda for next meeting

- **Ongoing Business**
 - Housekeeping
 - Committee Updates (Short, Concise versions)
 - Update on Community Engagement Event
 - Review priority list.

- **New Business**
 - Residential District Working Group

Set next meeting date

- March 26

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.