

June 2, 2025

John Wiesemann, Code Enforcement Officer Town of Casco 635 Meadow Road Casco, Maine 04105

Re: Major Subdivision Preliminary Plan Application Meadow Road Subdivision – 7 lots RN Willey & Sons Excavating, Inc. - Applicant

Dear John:

On behalf of our client RN Willey & Sons Excavating, Inc., please find the enclosed Preliminary Subdivision Plan Application and supporting information related to a proposed seven-lot subdivision on a 17-acre property located on Meadow Road. The property is depicted as "Lot 3" on a previous subdivision approved by the Casco Planning Board in 2007 and recorded in CCRD Plan Book 207, Page 410. The property is located in the Commercial Zoning District and the lots are intended for residential use.

There is no roadway construction proposed for the project, since the lots have sufficient frontage on Route 121 to meet the 300-foot requirement for each lot. We have proposed locations for driveway entrances on each lot based on site observations of vehicle sight distance and evaluation of topography, and we have submitted Driveway Entrance Permits to Maine DOT for approval. Traffic generation for the proposed project will be minimal, with each lot having its own private driveway. A single-family home generally produces an average of 10 vehicle trips per day and 1 vehicle trip-end in the peak hour, so the project would be expected to generate a total of 7 peak-hour trip-ends spread over the 7 individual driveways.

Test pits have been performed on each of the proposed lots, and we have included the approximate test pit locations on the plans and Test Pit Logs in the application materials to demonstrate that suitable soils exist on each lot to support a first-time wastewater disposal system. We anticipate that the well for each lot will be located within the 80-foot front yard setback adjacent to Meadow Road, so that well locations will not interfere with leach field locations on each of the lots.

The Medium Intensity Soil Maps published by the USDA indicate that the site soils within the proposed development area are classified as Becket fine sandy loam, which is a well-drained soil that is typical of hillside land formations. We request that the Planning Board allow the Medium Intensity Soils Maps, Wetland evaluation and test pit data from the septic system evaluations be the basis of determining soil conditions for Net Residential Density calculations, and that a Class-A High Intensity Soil Survey not be required.

We have prepared a Stormwater Management Report that includes the design of forested stormwater buffers along the downhill side of the lots, and the requirement to install roofline drip edges around the perimeter of the building foundations.

Electrical utilities will be extended to each of the homes from the overhead lines on Meadow Road. The electrical service to each home will be installed underground.

The applicant has purchased the land and there is no significant infrastructure to build, so there is no significant financial obligation to complete the subdivision. The applicant intends to build homes on some or all of the lots that will be offered for sale. The applicant has demonstrated its technical capacity to complete the project through the completion of other projects in Casco that have received Site Plan and Subdivision approvals.

If you have any questions or require any further information, please don't hesitate to contact us.

Sincerely, DM Roma Consulting Engineers

Dustin Roma, P.E. President Cc: RN Willey & Sons Excavation, Inc. – Applicant

TOWN OF CASCO PLANNING BOARD APPLICATION FORM

APPLICANT:

Name RN Willey & Sons Excavating, Inc.
Address PO Box 28
South Casco, ME 04077
Emailrnwilleyexcavating@yahoo.com
Telephone Number - Home PLEASE PROVIDE AT Office (207) 655 - 7345 LEAST TWO NUMBERS Cell
Interest in Property Applicant is Owner of Property (attach documentation)
Interest in abutting property, if anyNone
OWNER:
Name Same as Applicant
Address
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 X Single Family Multiplex X Other - Commercial Zonin
LOCATION Street Address Meadow Road Registry of Deeds Book <u>41383</u> Page <u>206</u> Assessor's Office Map <u>10</u> Lot <u>2-3</u>
OTHER PROJECT INFORMATION
Size of Parcel (acres) 17 acres

Is Zoning Board of Appeals Approval required? χ 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.

6-2-2025

DATE

Dustin Roma

SIGNATURE OF APPLICANT/OWNER OR REPRESENTATIVE

APPENDIX D

MAJOR SUBDIVISION

PRELIMINARY SUBDIVISION PLAN SUBMISSIONS

*ALL items must be answered. If N/A, include explanation. If any items are left blank, the application will be deemed incomplete.

Subo	division Name _	Meadow Road Subdivision		
App	licant Name	RN Willey & Sons Excavating, Inc.		
Owr	ner Name	Same as Applicant		
			Check When Complete	Indicate Date When Complete
			*Applicant	Municipal Staff or Planning Board
1.	Preliminary Pla shall be submit or drawing, tog ments required shown in feet of not more than feet to the inch	an. The Preliminary Subdivision Plan ted, with twelve(12) copies of each map gether with twelve (12) copies of any attach- for approval. All dimensions shall be or decimals of a foot and drawn to a scale of 100 feet to the inch (preferably forty (40)).	X	
2.	Location Map. panied by a Loc 400 feet to the subdivision to general surrour	The Preliminary Plan shall be accom- cation Map drawn at a scale of not over inch to show the relation of the proposed the adjacent properties and to the adjacent area.	X	
3.	A completed ap as established i	oplication form and correct fee payment n the Town Fee Schedule.	x	
4.	All existing inf plan.	formation provided as part of the sketch	x	
5.	Number of acre	es within the proposed subdivision.	x	
6.	Proposed lot lin numbers, areas of buildings.	nes with approximate dimensions, lot in square feet and suggested locations	x	

		Check When Complete	Indicate Date When Complete
		* <u>Applicant</u>	Municipal Staff or Planning Board
7.	Proposed easements and watercourses.	X	
8.	Contour lines at intervals of not more than five feet (5') or at such lesser intervals as the Planning Board may require.	X	
9.	Typical cross sections of the proposed grading for road- ways and sidewalks, including width, type of pavement, elevations and grades.	n/a	
10.	Connection with existing or proposed water supply or alternative means of providing water supply to the pro- posed subdivision.	X	
11.	Connection with existing or proposed sanitary sewerage system or alternative means of treatment and disposal proposed.	X	
12.	A medium-intensity soils map that encompasses the area to be subdivided. The Planning Board may require sub- mission of a high-intensity soils survey, mapped by a Mai Certified Soils Scientist, in instances where it determines that more detailed soils information is necessary to enable the Planning Board to conduct an adequate review of the project. (High Intensity Map required for Planning Reside tial Developments, unless waived.)	ne e en- x	
13.	Location and results of preliminary tests to ascertain sub- surface soil ground water conditions and depths to maxi- mum ground water level. An HHE 200 form completed by a Maine Certified Soils Scientist or Maine licensed site evaluator must be submitted.	e x	

		Check When Complete	Indicate Date When Complete
		* <u>Applicant</u>	Municipal Staff <u>or Planning Board</u>
14.	A surface drainage or storm water management, with profiles and cross sections as drawn by a professional civil engineer showing the design of all facilities and conveyances necessary to meet the standards as set forth in this Ordinance. The engineer shall include a written statement indicating that the proposed subdivision shall not create erosion, drainage or runoff problems either in the subdivision or in adjacent properties. Changes in run- off shall be calculated by using the TR 55 method. The Planning Board may require review of the plan at the sub- divider's expense by a Certified Agency designated by the Planning Board.	X	
15.	Preliminary designs of any bridges or culverts which may be required.	n/a	
16.	The location of temporary markers adequate to enable the Board to locate readily and appraise the basic layout in the field.	X	
17.	All parcels of land proposed to be dedicated to public use and the conditions of such dedication.	n/a	
18.	The location of all natural features or site elements to be preserved.	x	
19.	A soil erosion and sediment control plan prepared by a professional civil engineer or geologist. The Planning Board may require the review of this plan at the subdivider expense by a Certified Agency designated by the Planning Board.	r's x	
20.	Certification by a Maine registered professional engineer or a registered land surveyor that all survey, deed and sup- porting information accurately reflects the true conditions existing on the proposed subdivision.	x	
21.	Base Flood Elevation Data.	n/a	

		Check When Complete	Indicate Date When Complete
		* <u>Applicant</u>	Municipal Staff or Planning Board
22.	The location and layout of entrance ways off public ways with approval from the Road Commissioner, or if a State road, the MDOT.	PENDING	
23.	A landscaping plan.	n/a	
	Unless otherwise waived by the Planning Board, the sub- divider shall submit the following:		
24.	A traffic impact statement.	X	
25.	A community impact statement.	X	
26.	A list of the types and estimated amounts of solid waste to be generated by the development and the method of collection and location of the solid waste disposal facilit for each waste listed.	ity	
27.	An estimate of the amount and type of stumps/demolition debris to be generated by the development and construction of the subdivider and the method of collection and location of the facility at which these wastes will be disposed.	n x	
28.	A hydrological study where an engineered sewerage system is proposed in proximity to a sensitive resource area.	mn/a	
29.	A statement declaring the applicant's technical ability to undertake the proposed subdivision.	X	
30.	A statement or report demonstrating the applicant's finance capacity to undertake the proposed project.	cial x	
31.	Other information as deemed necessary by the Planning Board.	x	

DLN: 2700073 OUITCLAIM DEED WITH COVENANT

HANCOCK LAND COMPANY, INC., a Maine corporation, with a mailing address of 1267 Poland Spring Road, Casco, ME 04015 (the "Grantor"), FOR CONSIDERATION PAID, grants to RN WILLEY & SONS EXCAVATING, INC., a Maine corporation, with a mailing address of PO Box 28, South Casco, ME 04077 (the "Grantee"), with QUITCLAIM COVENANT, certain real property, together with any improvements thereon, located in the Town of Casco, County of Cumberland and State of Maine, more particularly described on **Exhibit A** attached hereto and made a part hereof.

For Grantor's source of title reference is hereby made to Quitclaim Deed with Covenant granted by Hancock Leasing Limited Liability Company to Hancock Land Company, Inc. dated February 14, 2018 and recorded in the ccrdd in Book 34658, Page 90.

By:

HANCOCK LAND COMPANY, INC.

Witness

Florian Knappe Its Treasurer

State of Maine County of Unitoriand, ss

1.2025

PERSONALLY APPEARED the above-named Florian Knappe, Treasurer of said corporation in his said capacity, and acknowledged the foregoing to be the free act and deed of said corporation.

Samantha J. Adams Attorney-at-Law M.B.N. 5260

Before me, Notary Public/Attorney at Commission Expires: Print Name:

DOC :12729 BK:41383 PG:207 RECEIVED - RECORDED, CUMBERLAND COUNTY REGISTER OF DEEDS 04/15/2025, 10:38:58A Register of Deeds Jessica M. Spaulding E-RECORDED

<u>Exhibit A</u>

A certain lot of parcel of land with any improvements located thereon, situated in Casco, Cumberland County, Maine, bounded and described as follows:

Lot 3 as shown on a plan entitled "Survey Plan of Hancock Leasing Subdivision, Town of Casco, County of Cumberland, State of Maine", made for Hancock Leasing, LLC, by Main-Land Development Consultants, Inc., dated July 9, 2007 and recorded in the Cumberland County Registry of Deeds in Plan Book 207, Page 410.

Subject to all matters found of record encumbering the property, including rights, easements, conditions, covenants, and restrictions.



DM ROMA CONSULTING ENGINEERS STORMWATER MANAGEMENT REPORT

MEADOW ROAD SUBDIVISION MEADOW ROAD CASCO, MAINE

DM Roma Consulting Engineers has provided the stormwater drainage design for the proposed residential single-family home construction Meadow Road in Casco. The proposed project intends to develop a seven-lot residential subdivision on a 17-acre property on Meadow Road. The applicant has purchased the entire property, depicted as "Lot 3" on a previous subdivision approved by the Casco Planning Board in 2007 and recorded in CCRD Plan Book 207, Page 410. The property is located in the Commercial Zoning District and the lots are intended for residential use.

The purpose of this stormwater management report is to evaluate the potential impact of the proposed project on the existing drainage patterns on the property and on adjacent parcels, and to propose Stormwater Best Management Practices to be implemented to ensure that the project does not produce a negative impact to the watershed.

A. Narrative

The 17±-acre lot is located in the Commerical Zoning District and is identified as Lot 2-3 on Town of Casco Assessor's Tax Map 10. The lot has access and frontage on Meadow Road, a paved publicly maintained road. Topography is relatively moderate and ranging from 8% to 25% slopes for most of the site. The site is a woodlot and has no structures or roads. Soils on the project site, as identified on the Medium Intensity Soil Maps for Cumberland County, Maine published by the Natural Resources Conservation Service (NRCS), consist of Becket fine sandy loam very stony with a hydrologic soil group designation of "C"; and Skerry fine sandy loam with a hydrologic soil group designation of "C/D".

B. Alterations to Land Cover

The scope of the project will include the construction of seven (7) residential homes on individual lots with private driveways. The lot layout and driveway locations illustrated on the project plans and site development will consist of site grading for house and lot development. The proposed homes are intended to be constructed with roof drip edges to capture and treat runoff from the structure roof, and each individual lot will preserve forested storm water buffers to help manage any additional runoff from developed lot areas.

Existing natural vegetation is intended to remain within the buffer areas as generally undisturbed forest, while all disturbed areas will be planted or established as lawn to permanently stabilized with vegetation.

C. Stormwater Management

The proposed project will maintain the flow patterns of the existing conditions and will continue to utilize the existing discharge points. Drainage from the site developed areas predominately drains down the slope to the west and away from Meadow Road where it is then conveyed to the south in an existing wetland system located west of the subject property. Site drainage will be directed overland to the rear (west) of the lots. The lot layout is designed to minimize catch slope grading while providing a 100-foot natural forested buffer between the proposed home sites and westerly property limits, and we do not anticipate any significant negative impacts to adjacent properties.

The proposed design will incorporate a roofline drip edge along the exterior of the new homes to provide stormwater treatment for the roof area and to reduce the potential for erosion along the foundation.

A stormwater buffer will also be part of the project design and is proposed to extend 100' from the westerly property limit. For the stormwater buffer to meet the requirement of a stormwater BMP it needs to be designed in accordance with Maine DEP Stormwater BMP Manual Chapter 5-Vegetated Buffers, table 5.3 – "Buffer Flow Path Length Downgradient of a Single-Family Residential Lot". For the proposed subdivision the soil types within the proposed forested stormwater buffer are identified on the medium-intensity soil maps as Hydrologic Group "C" - fine sandy loam which require a flow path of 70'. Lot 1 of the proposed subdivision includes an area of non-wetland type "D" soils requiring a minimum 100' flow length. The forested stormwater buffer area needs to be located such that the flow path slope through the buffer is 15% or less. While there are some areas within the stormwater buffer that exceed the 15% slope, these areas are isolated and the likely flow path from each lot's developed area will flow through areas of the buffer that do not exceed the 15% slope. In an effort to further improve stormwater treatment through the proposed forested stormwater buffer the buffer has been widened to 100' along the entirety of the westerly property limits of the subdivision; approximately 42% wider than the required 70' which will provide improved treatment beyond the minimum that the MDEP would typically require.

D. Maintenance of Stormwater Facilities

Each individual lot owner will be responsible for maintaining the property to ensure that there is no significant erosion or alterations to the drainage plan. We recommend that the site be inspected at the time a Certificate of Occupancy is issued from the Town to ensure that stormwater is not concentrated in any specific area and enters the forested buffers in a general sheet flow condition. We also recommend that the homeowners inspect their properties following significant rainfall events producing more than 1 inch of precipitation within a 24-hour period, to ensure that soil is not exposed and that stormwater is directed towards the proposed stormwater buffer and roof drain drip edges are functioning as designed. Upon your review of this information, please let us know if you have any questions or require any additional information.

Sincerely,

DM ROMA CONSULTING ENGINEERS

J.P. Connolly Senior Project Engineer

Enc.



National Cooperative Soil Survey

Conservation Service



Natural Resources

Conservation Service

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BKC	Becket fine sandy loam, 8 to 15 percent slopes, very stony	20.0	94.7%
SnC	Skerry fine sandy loam, 8 to 15 percent slopes, very stony	1.1	5.3%
STC	Skerry-Colonel association, 0 to 15 percent slopes, very stony	0.0	0.0%
Totals for Area of Interest		21.2	100.0%



Cumberland County and Part of Oxford County, Maine

BkC—Becket fine sandy loam, 8 to 15 percent slopes, very stony

Map Unit Setting

National map unit symbol: 2w9pp Elevation: 200 to 1,570 feet Mean annual precipitation: 31 to 65 inches Mean annual air temperature: 36 to 52 degrees F Frost-free period: 90 to 160 days Farmland classification: Not prime farmland

Map Unit Composition

Becket, very stony, and similar soils: 85 percent Minor components: 3 percent Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Becket, Very Stony

Setting

Landform: Hills, mountains

Landform position (two-dimensional): Summit, shoulder, backslope Landform position (three-dimensional): Mountainflank,

mountainbase, interfluve, nose slope, side slope

Down-slope shape: Convex

Across-slope shape: Convex Parent material: Loamy lodgment till derived from granite and

gneiss and/or schist over sandy lodgment till derived from granite and gneiss and/or schist

Typical profile

Oi - 0 to 2 inches: slightly decomposed plant material

E - 2 to 4 inches: fine sandy loam

Bhs - 4 to 5 inches: fine sandy loam

Bs1 - 5 to 7 inches: fine sandy loam

Bs2 - 7 to 14 inches: fine sandy loam

Bs3 - 14 to 24 inches: gravelly sandy loam

BC - 24 to 33 inches: gravelly sandy loam

Cd - 33 to 65 inches: gravelly loamy sand

Properties and qualities

Slope: 8 to 15 percent

Surface area covered with cobbles, stones or boulders: 1.1 percent Depth to restrictive feature: 21 to 43 inches to densic material Drainage class: Well drained Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.01 to 1.42 in/hr) Depth to water table: More than 80 inches Frequency of flooding: None Frequency of ponding: None

USDA

Maximum salinity: Nonsaline (0.0 to 1.9 mmhos/cm) *Available water supply, 0 to 60 inches:* Low (about 5.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified Land capability classification (nonirrigated): 6s Hydrologic Soil Group: C Ecological site: F144BY501ME - Loamy Slope (Northern Hardwoods) Hydric soil rating: No

Minor Components

Pillsbury, very stony

Percent of map unit: 3 percent Landform: Hills, mountains Landform position (two-dimensional): Footslope, toeslope Landform position (three-dimensional): Mountainflank, mountainbase, interfluve, nose slope, side slope Microfeatures of landform position: Open depressions, closed depressions, closed depressions, open depressions Down-slope shape: Concave Across-slope shape: Concave Hydric soil rating: Yes

Data Source Information

Soil Survey Area: Cumberland County and Part of Oxford County, Maine Survey Area Data: Version 21, Aug 26, 2024

Cumberland County and Part of Oxford County, Maine

SnC—Skerry fine sandy loam, 8 to 15 percent slopes, very stony

Map Unit Setting

National map unit symbol: 2w9pd Elevation: 160 to 1,540 feet Mean annual precipitation: 31 to 65 inches Mean annual air temperature: 36 to 52 degrees F Frost-free period: 90 to 160 days Farmland classification: Farmland of local importance

Map Unit Composition

Skerry, very stony, and similar soils: 85 percent Minor components: 3 percent Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Skerry, Very Stony

Setting

Landform: Hills, mountains Landform position (two-dimensional): Backslope, footslope Landform position (three-dimensional): Mountainflank, mountainbase, interfluve, nose slope, side slope Down-slope shape: Convex Across-slope shape: Linear Parent material: Loamy lodgment till derived from granite and gneiss and/or schist over sandy lodgment till derived from granite and gneiss and/or schist

Typical profile

Oa - 0 to 2 inches: highly decomposed plant material

E - 2 to 4 inches: fine sandy loam

Bhs - 4 to 6 inches: fine sandy loam

Bs1 - 6 to 20 inches: gravelly fine sandy loam

Bs2 - 20 to 25 inches: gravelly fine sandy loam

Cd1 - 25 to 34 inches: gravelly loamy sand

Cd2 - 34 to 65 inches: gravelly loamy sand

Properties and qualities

Slope: 8 to 15 percent

Surface area covered with cobbles, stones or boulders: 1.1 percent Depth to restrictive feature: 21 to 43 inches to densic material Drainage class: Moderately well drained

Capacity of the most limiting layer to transmit water

(Ksat): Moderately low to moderately high (0.01 to 1.42 in/hr)

Depth to water table: About 19 to 34 inches

Frequency of flooding: None

Frequency of ponding: None

Maximum salinity: Nonsaline (0.0 to 1.9 mmhos/cm)

USDA

Available water supply, 0 to 60 inches: Low (about 4.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified Land capability classification (nonirrigated): 6s Hydrologic Soil Group: C/D Ecological site: F144BY501ME - Loamy Slope (Northern Hardwoods) Hydric soil rating: No

Minor Components

Pillsbury, very stony

Percent of map unit: 3 percent Landform: Hills, mountains Landform position (two-dimensional): Footslope, toeslope Landform position (three-dimensional): Mountainflank, mountainbase, interfluve, nose slope, side slope Microfeatures of landform position: Open depressions, closed depressions, closed depressions, open depressions Down-slope shape: Concave Across-slope shape: Concave Hydric soil rating: Yes

Data Source Information

Soil Survey Area: Cumberland County and Part of Oxford County, Maine Survey Area Data: Version 21, Aug 26, 2024



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

lot3 K Test Pit **Observation Hole** Boring







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



