



Town of Casco
Zoning Map and Text Amendment Application

Prepared for:
Zoning Map & Text Amendment Application
P&K Sand & Gravel – Heath Quarry
90 Indian Acres Road, Casco, ME 04015

Applicant:
CBJ Properties, Inc.
234 Casco Road, Naples, ME 04055

Prepared by:
Sebago Technics, Inc.
75 John Roberts Road, Suite 4A
South Portland, Maine 04106

November 2025

250067-01

Zoning Map & Text Amendment Application P&K Sand & Gravel – Heath Quarry, Casco

TABLE OF CONTENTS

Cover Letter

Section 1 Application Form & Agent Authorization

Section 2 Tax Map & Abutter Information

Section 3 Right, Title, Or Interest

Section 4 Land Use Table

Section 5 Existing Conditions & Resource Map

Section 6 Proposed Zoning Map



November 24, 2025
250067-01

John Wiesemann, *Code Enforcement Officer*
Town of Casco Planning Board
635 Meadow Rd., Casco ME 04015

RE: Proposed Zoning Map & Text Amendment Application
P&K Sand & Gravel – Heath Quarry: 90 Indian Acres Road, Casco

Dear Mr. Wiesemann & Members of the Planning Board,

On behalf of Cory Mitchell, President of P&K Sand & Gravel, Sebago Technics, Inc. is pleased to submit this letter and attached application materials for a Zoning Map & Text Amendment application. The intent of this submission is to introduce this proposal to the Planning Board and begin workshopping the project for future consideration.

This project includes the rezoning of properties to the Commercial zoning district, as well as a text amendment to Casco's Zoning Ordinance to establish performance standards for mineral extraction and processing-based activities. Please see the information contained herein which provides historical context, and a description of our proposed zoning map and text amendment and the benefits it offers to the Town of Casco.

Historical Context:

P&K Sand & Gravel has been a successful local business, with Heath Quarry being a productive part of Casco's landscape since 1997. The quarry included in our project has since operated under successive contract zoning agreements for nearly three (3) decades. Throughout this time, P&K has cooperated with neighboring properties, and operated without significant controversy. Each renewal period has demonstrated P&K's commitment to staying responsible for quarry operations and maintaining neighborly behavior.

Because P&K is subject to a renewal period of the contract zone every decade, this presents the business with the issue of uncertainty in future operations, as it remains reliant on the prevailing political climate. This means that regardless of track record, a single election cycle can change and present challenges within the renewal. Therefore, this proposed project aims to permanently rezone the property to the Commercial District to provide clarity, consistency, and certainty to P&K Sand & Gravel's future, as well as outlining a clear future with the Town of Casco. While the contract zoning mechanism has functioned adequately to date, there are several considerations that impact both the quarry's operations and the Town of Casco. Listed below are points for the Board to discuss:

1. Uncertainty in Long-Term Investments:

The primary challenge with the current renewal cycle for the contract zone is how it prevents P&K Sand & Gravel from making significant, long-term investments to the Heath Quarry and overall business. For context, during the initial approval for Heath Quarry to begin operations, it was estimated that, based on subsurface conditions of the property and the overall scale, that it would be operational for a lifespan of approximately one hundred (100) years.

Modern-day equipment for processing facilities and environmental controls often have expected lifespans of twenty (20) to thirty (30) years, or more. In order to see a return on these expensive pieces of equipment, the quarry would need to be operational for more than just the ten (10) year contract zoning period. It remains difficult for P&K to justify such expenditures and investments when the operating authority may expire within that timeframe. In particular, the renewal may also depend upon the political composition of future Town boards. This level of uncertainty effectively limits the current quarry's operations from potential strategic growth and potential job creation.

2. Operational Limitations:

Under the current contract zoning agreement, the quarry is permitted for mineral extraction and processing facility uses. However, if the contract zone were to lapse, these existing uses on-site would no longer be permitted. By rezoning to the Commercial District, mineral extraction and processing uses would be permitted with Site Plan Review. It is important to note that, under this application, no changes are proposed on the site or to the business operations. However, this rezoning does allow for P&K to pursue logical business expansions. Further, if the contract zone were to not be renewed, there is potential that vehicular traffic may increase. Since on-site processing would not be permitted, truck traffic would likely significantly increase as material would need to be hauled to off-site processing facilities. This remains a critical consequence under the current contract zoning agreement, and if it were to lapse.

3. Inconsistency in Zoning:

As currently constructed, if the contract zone were not renewed, the zoning would revert back to the underlying Residential District. This situation creates a significant disconnect between the property's actual use and its underlying zoning designation. This inconsistency could complicate future planning decisions and introduce legal vulnerabilities. Proper zoning should reflect the land's actual use, rather than perpetuating a mismatch that requires future corrections or consistent renewals.

Proposed Zoning Map Amendment:

This project proposes to permanently rezone properties as shown on the attached mapping exhibits. These properties consist of the majority of the quarry land, as well as two (2) adjacent parcels owned by Casco Timber Company. We are currently in discussions with the property owner to obtain a letter of authorization to include in future submissions.

The proposed map amendment aims to establish a zoning designation that accurately reflects the site's existing uses, and is appropriate for its overall character. The properties subject to this rezoning are located along Route 11 and offer an excellent opportunity for future growth. Similarly, there are also opportunities to extend 3-phase power, upgrade Indian Acres Road, and other opportunities that might attract appropriate development to the area.

Proposed Zoning Text Amendment:

Concurrently with the map amendment, the proposed text amendment component of this application will include the addition of performance standards to Casco's Land Use Ordinance. These standards will align with Maine Department of Environmental Protection (MDEP) statute, and contain provisions related to noise, dust control measures, setbacks, reclamation, and protection of water quality. It is important to note that P&K already currently meets all MDEP standards. This proposed effort aims to codify responsible practices within Casco's ordinance to provide an outline of how P&K should operate, and protect the Town and neighboring properties.

Benefits to the Town of Casco:

The proposed rezoning and ordinance amendment efforts offer substantial benefits to the overall community. One of the primary benefits relates to economic stability, and in turn, growth. The quarry represents a significant property taxpayer, which provides stable revenue to support municipal services and reduces the burden on residential taxpayers.

Currently, P&K Sand & Gravel consistently employs twelve (12) to fourteen (14) individuals at Heath Quarry, and approximately fifty (50) company-wide. With a permanent zoning classification, P&K will obtain certainty in the future of their business, allowing for greater flexibility in job creation. These positions would range from equipment operators to additional administrative staff, or even additional jobs if processing-based operations were to expand. The quarry's current operations also support other local businesses, both in that they provide material to customers and purchase services, fuels, and equipment from local vendors. This accumulates to the multiplier effect, as other businesses do well when P&K does well. With greater stability in the underlying zone, future growth of the quarry would exponentially grow the local economy's multiplier effect.

Another consideration is that P&K provides material that directly contributes to the local economy's infrastructure. Currently, stone, sand, and gravel are available for purchase and can be utilized for road maintenance, construction projects, and infrastructure development throughout the region. These essential materials remain in steady demand, to which a permanent rezoning offers additional consistency and delivers quality products to consumers and the Town of Casco.

The proposed amendments will not impede the Town's ability for regulatory oversight. If in the future the quarry wanted to introduce new or expanded processing areas, Site Plan

review by the Town would still be required. Additionally, local residents would still be provided the opportunity to provide public comment and input for the Board's consideration. More recent standards in relation to screening, buffering, and stormwater management would also need to be met, ensuring that any future growth meets current requirements.

Closing:

This proposed project offers a balanced solution to challenges that have accumulated over time. P&K Sand & Gravel is an existing and established business within Casco that continues to provide job opportunities, excellent service, and tax revenue for the Town. By rezoning the proposed properties subject to this application, we strive to provide certainty to both this business and the community, as well as bolstering the Town's ordinance to further protect adjacent properties from any adverse impacts. Through this process, the Town can enable P&K to make sound, long-term strategic decisions to promote their investments and grow together.

We thank the Town and the Planning Board for the opportunity to discuss this project and for their consideration. Should you have any questions, please contact me by email at bwiemken@sebagotechnics.com or by phone at (207) 482-6323. We look forward to collaborating with the Town of Casco throughout the duration of this project.

Sincerely,
SEBAGO TECHNICS, INC.



Brett Wiemken
Planning Consultant/Project Manager



James R. Seymour, PE
*Senior Project Manager
Lakes Regional Manager*

Cc. Cory Mitchell, *President (P&K Sand & Gravel, Inc.)*

Section 1

Application Form & Agent Authorization

TOWN OF CASCO PLANNING BOARD
APPLICATION FORM

APPLICANT:

Name CBJ Properties, Inc. c/o Cory Mitchell

Address 90 Indian Acres Road, Casco ME 04015

Email cmitchell@pksandgravel.com

Telephone Number - Home (207) 693-6765 - Cory Mitchell - Applicant/Owner

PLEASE PROVIDE AT Office _____

LEAST TWO NUMBERS Cell (207) 482-6323 - Brett Wiemken - Authorized Agent

Interest in Property Owner, see deed enclosed within application materials.
(attach documentation) _____

Interest in abutting property, if any None.

OWNER:

Name Same As Applicant

Address 234 Casco Road, Naples ME 04055

**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 _____
X Other (specify) Zoning Map & Zoning Text Amendment Application

PROJECT _____ Single Family _____ Multiplex X Other

LOCATION

Street Address 90 Indian Acres Road, Casco ME 04015

Registry of Deeds Book 12280 Page 0327

Assessor's Office Map 0009 Lot 0030-1

OTHER PROJECT INFORMATION

Size of Parcel (acres) 291.1 ac.

Is Zoning Board of Appeals Approval required? X No Yes

Does the applicant intend to request any waivers of Subdivision or Zoning Ordinance provisions? X No Yes.

If yes, list and give reasons why:

Please see enclosed cover letter and supporting application materials.

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.

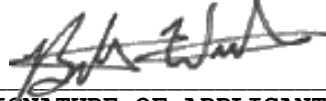
*** All materials to be considered by the Planning Board will be received no later than NOON on the due date for the specific Planning Board meeting. Any material or information received thereafter will not be heard by the Planning Board until a later meeting.**

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.

11/24/2025

DATE



SIGNATURE OF APPLICANT/OWNER OR
REPRESENTATIVE

AGENT AUTHORIZATION

APPLICANT/ OWNER	Name	Cory Mitchell, President P&K Sand & Gravel		
PROPERTY DESCRIPTION	Physical Address	90 Indian Acres Road, Casco, Maine	Map	9
			Lot	30-1
APPLICANT'S AGENT INFORMATION	Name	Sebago Technics, Inc. c/o Brett Wiemken		
	Phone	(207) 482-6323	Business Name & Mailing Address	SEBAGO TECHNICS, INC 75 John Roberts Road, Suite 4A South Portland, ME 04106



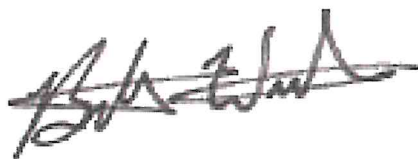
APPLICANT SIGNATURE

DATE

Cory Mitchell

11/20/2025

PLEASE TYPE OR PRINT NAME HERE



11/20/2025

APPLICANT'S AGENT SIGNATURE

DATE

Brett Wiemken

Planning Consultant, Sebago Technics, Inc.

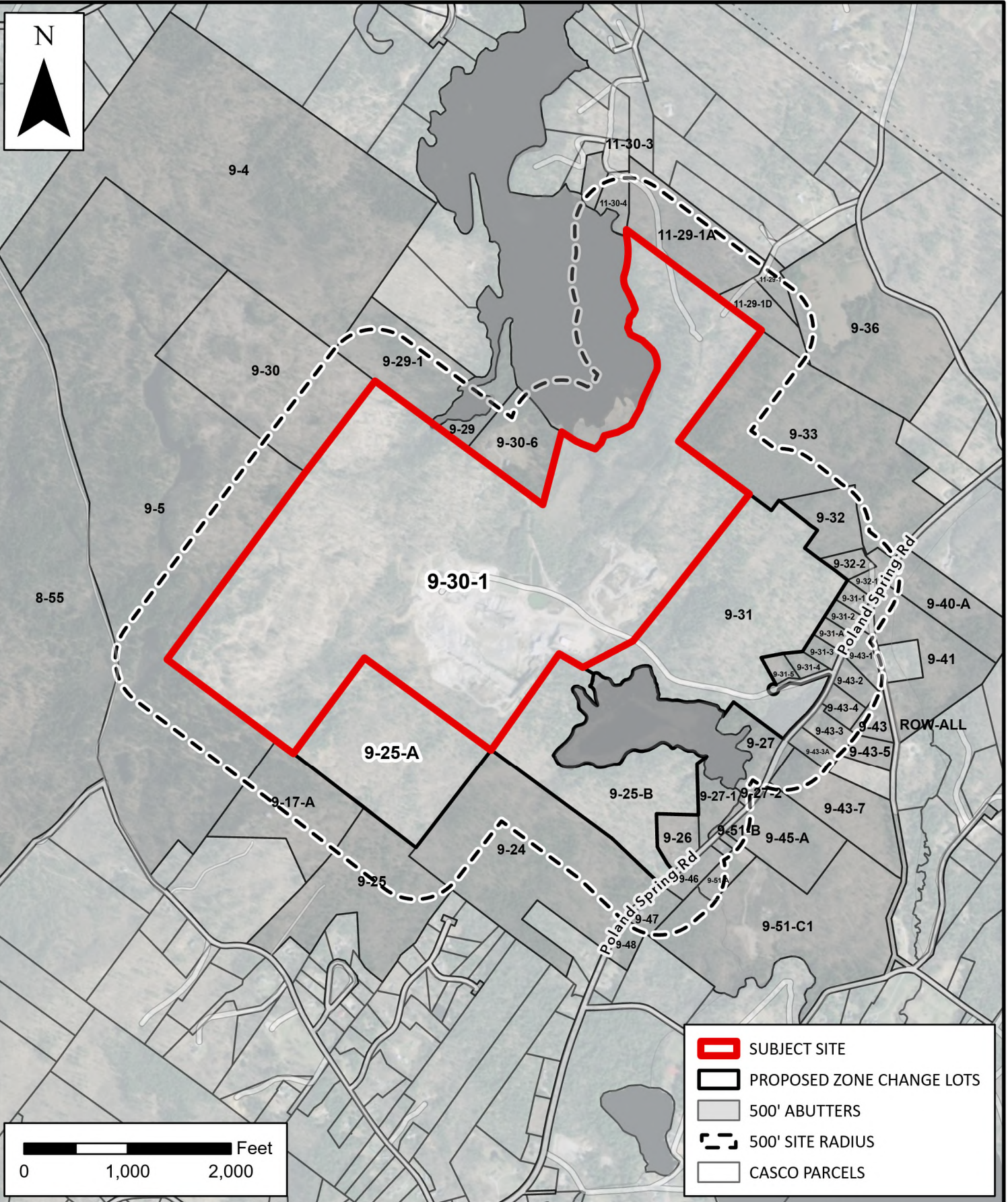
PLEASE TYPE OR PRINT NAME HERE

Section 2

Tax Map & Abutter Information

Section 2 – Tax Map & Abutter Information

The project site is identified on the Town of Casco's Tax Map 009 as Lot 30-1. Enclosed within this Section is a map and list identifying all property owners that abut the subject parcel within 500 feet. Copies of the notice letter that was sent to abutters and certified mailing receipts confirming that the notices were received by the USPS will be provided to the Code Enforcement Department upon mailing.



SEBAGO
TECHNICS

WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd. - Suite 4A
South Portland, ME 04106
Tel: 207-200-2100

500' ABUTTERS MAP HEATH QUARRY

LOCATION:
90 INDIAN ACRES ROAD
CASCO, MAINE

INFORMATION:
TOWN OF CASCO GIS PARCELS
ESRI WORLD IMAGERY

SCALE: 1:15,000

DATE: 11/20/2025

SUBJECT SITE

MAP-LOT	OWNER 1	OWNER 2	MAILING 1	MAILING 2	CITY	STATE	ZIP
9-30-1	CBJ PROPERTIES, INC		217 EDES FALLS ROAD		CASCO	ME	04055
9-25-A	CBJ PROPERTIES, INC		217 EDES FALLS ROAD		CASCO	ME	04015
9-25-B	CASCO TIMBER COMPANY, INC.		PO BOX 295		CASCO	ME	04015
9-31	CASCO TIMBER COMPANY, INC.		PO BOX 295		CASCO	ME	04015

500' ABUTTERS

MAP-LOT	OWNER 1	OWNER 2	MAILING 1	MAILING 2	CITY	STATE	ZIP
9-48	GOOGINS, CAMI-LEIH D		326 POLAND SPRING ROAD		CASCO	ME	04015
9-47	FLANAGIN PROPERTIES LLC		705 WEBBS MILLS ROAD		RAYMOND	ME	04071
9-46	FLANAGIN, MARK S		705 WEBBS MILLS ROAD		RAYMOND	ME	04071
9-51-C1	TAPLIN, JAMES G & AKERS, REBECCA J		PO BOX 330		GRAY	ME	04039
9-51-C	TAPLIN, JAMES G & AKERS, REBECCA J		PO BOX 330		GRAY	ME	04039
9-51-B	WALLINGFORD, JASON ARON		266 POLAND SPRING ROAD		CASCO	ME	04015
9-51-A	AKERS, CLIFFORD JR		96 EDWARDS ROAD		CASCO	ME	04015
9-25	MADURA, ADAM R & KAYLA M		29 KAYLAS WAY		CASCO	ME	04015
9-26	BARTLETT, CARRIE LYN		275 POLAND SPRING ROAD		CASCO	ME	04015
9-27-2	MALIER, JEFFREY		83 FALL RIDGE ROAD		WINDHAM	ME	04062
9-45-A	PEARSON-AKERS, PAMELA E		96 EDWARDS RD		CASCO	ME	4015
9-27-1	GEORGE J SLEEPER RE SLEEPER, GEORGE		299 ANDERSON ROAD		SEBAGO	ME	04029
9-17-A	BURNETT, RUSSELL	CARTER, DIANE	171 PINE HILL ROAD		CASCO	ME	04015
9-43-7	AKERS, CLIFFORD M JR		78 EDWARDS ROAD		CASCO	ME	04015
9-24	FLANAGIN, SIDNEY A		313 POLAND SPRING ROAD		CASCO	ME	04015
9-43-5	BOWIE, HANNAH E	LAVOIE, TYLER K	59 FREEMAN ROAD		CASCO	ME	04015
9-43-3A	WHITE DOG BUILDING, LLC		16 GIN MILL LANE		WINDHAM	ME	04062
9-43-3	CABLE, STEVEN		20 QUARTERDECK LANE		CASCO	ME	04015
9-27	SLEEPER, GEORGE J TT	GEORGE J SLEEPER	299 ANDERSON ROAD		SEBAGO	ME	04029
9-43	PATTERSON, EDWARD A SR & BELINDA J		41 FREEMAN ROAD		CASCO	ME	04015
9-43-4	HOSFORD, ELIZA H		4 QUARTERDECK LANE		CASCO	ME	04015
9-43-2	DUMAS, DAVID A		180 POLAND SPRING ROAD		CASCO	ME	04015
9-31-5	GILLIAM, STEVEN B	GILLIAM, THERESA	19 INDIAN ACRES ROAD		CASCO	ME	04015
9-31-4	POMELOW, ERIC M	SKELTON POMELOV	9 INDIAN ACRES ROAD		CASCO	ME	04015
9-31-3	CHRISTIAN, PEARL		179 POLAND SPRING ROAD		CASCO	ME	04015
9-43-1	JONES, JEFFREY T		27 FREEMAN ROAD		CASCO	ME	04015
9-31-A	PERFECT, JASON M		82 TRIPP LAKE CAMP ROAD		POLAND	ME	04274
9-31-2	SCOVILLE, JEFFREY		165 POLAND SPRING ROAD		CASCO	ME	04015
9-41	MARKET, TIMOTHY & SHIRLEY L		38 FREEMAN ROAD		CASCO	ME	04015
9-31-1	CORCORAN, TIMOTHY & SHARI E		159 POLAND SPRING ROAD		CASCO	ME	04015
9-40-A	VELA SANCHEZ, MIRIAM		51780 AVENIDA MADERO		LA QUINTA	CA	92253
9-32-2	YEATON, JAMES E II		10 UPTHA ROAD		CASCO	ME	04015
9-32-1	CORMIER, SHAYNA E	MC GEE, MATTHEW	8 UPTHA ROAD		CASCO	ME	04015
9-32	MAREAN, STEPHEN B	SMALL, BRIAN E	73 OVERLOOK ROAD		WINDHAM	ME	04062
9-30-6	ENGLAND, JOHN F		157 INDIAN ACRES ROAD		CASCO	ME	04015
9-29	JORDAN, KARIN & JASON		2 WALTERS WAY		EXETER	NH	03833
9-33	AMY LIPPMAN REV TRU LIPPMANN, AMY TTE		10 ABRAHAMSON ROAD		GRAY	ME	04039
9-29-1	ALTERMAN, GEOFFREY J		132 MARGINAL WAY 433		PORTLAND	ME	04101
11-29-1D	AYER, DONALD W III & ALLISON L		54 KEEPA WAY		CASCO	ME	04015
9-30	CASCO TIMBER COMPANY, INC		PO BOX 295		CASCO	ME	04015
11-29-1	WHITE, BRITTANY A & BENJAMIN J		44 KEEPA WAY		CASCO	ME	04015
9-36	PLUMMER, GRANT F & SALLY A		102 JOHNSON HILL ROAD		CASCO	ME	04015
8-55	CASCO TIMBER COMPANY, INC		PO BOX 295		CASCO	ME	04015
11-30-4	SHEEHAN, ERIK PATRICK & KENDRA B		6 6TH STREET		BARRINGTON	RI	02806
9-5	CASCO TIMBER COMPANY, INC		PO BOX 295		CASCO	ME	04015
11-29-1A	SHRIGLE REVOCABLE TRUST HOWE, SHARON D		55 KEEPA WAY		CASCO	ME	04015
11-30-3	SOBCZAK, KRZYSTOK & LISA		619 BOLSTON STREET		NEWTON	MA	02459
9-4	CASCO TIMBER COMPANY, INC		PO BOX 295		CASCO	ME	04015
TOWN	TOWN OF CASCO		635 MEADOW ROAD		CASCO	ME	04015

Section 3

Right, Title, Or Interest

Section 3 – Right, Title, Or Interest

The applicant, CBJ Properties, Inc., currently owns the project site. The record owner of the property is the applicants, in accordance with the enclosed deed recorded at the Cumberland County Registry of Deeds in Book 12280, Page 327, on December 27, 1995.

Also included in this Section is a Certificate of Good Standing from the Maine Department of the Secretary of State for CBJ Properties, Inc., dated September 4, 2025.

67722

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That W. HENRY SHAW, of Center Conway, County of Carroll, and State of New Hampshire;

for consideration paid, grant to: CBJ PROPERTIES, INC. a Maine Corporation with its principal place of business located in Naples, County of Cumberland and State of Maine;

whose mailing address is: Route #11, Naples, Maine 04055

with warranty covenants, the land in Casco, County of Cumberland and State of Maine being bounded and described as follows:

Two certain lots or parcels of land located in the Town of Casco, County of Cumberland and State of Maine, and being Lots numbered 1 and 4 as shown on a plan of land of Morning Meadows Management, Inc. in Casco as prepared by Sawyer Engineering & Surveying, Inc., Bridgton, Maine, and recorded in the Cumberland County Registry of Deeds at Plan Book 170, Page 24.

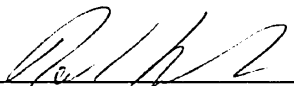
Also granting as an appurtenance of the property herein described a right of way and easement over the roadways as they currently exist and are depicted on said plans lying between Johnson Hill Road to said Lots 1 and 4 over other portions of Morning Meadows Management, Inc. land and land of Country Conservation Corp as shown on a plan entitled "Plan of Land of Country Conservation Corporation, Casco, Maine", prepared by Sawyer Engineering & Surveying, Inc., Registered Land Surveyors, Land of Country Conservation Corporation recorded in Plan Book 170, Page 23. This right of way to be for all useful purposes including utility access to the herein conveyed property.

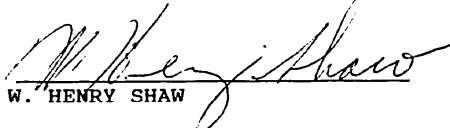
The Grantor, his successors and assigns hereby reserve an easement and right of way over the roadways as they currently exist and are depicted on said Morning Meadows Management Plan over Lots 1 and 4 for access and all other useful purposes including utility access.

Being the same premises as described in a deed of Morning Meadows Management, Inc. dated January 6, 1993 and recorded in the Cumberland County Registry of Deeds at Book 10514, Page 273.

WITNESS my hand and seal this 19th day of the month of December, 1995.

Signed, Sealed and Delivered
in presence of


WITNESS


W. HENRY SHAW

STATE OF MAINE
COUNTY OF CUMBERLAND

December 19, 1995

Then personally appeared the above-named W. Henry Shaw and acknowledged the foregoing instrument to be his free act and deed.

RECEIVED
RECORDED REGISTRY OF DEEDS

95 DEC 27 AM 10:16

CUMBERLAND COUNTY

John B. O'Brien

Before me,


NOTARY PUBLIC/ATTORNEY AT LAW

Robert Neault Esq.

MAINE REAL ESTATE TAX PAID



MAINE

Department of the Secretary of State
Bureau of Corporations, Elections and Commissions

[Corporate Name Search](#)

Information Summary

[Subscriber activity report](#)

This record contains information from the CEC database and is accurate as of: Thu Sep 04 2025 11:14:19. Please print or save for your records.

Legal Name	Charter Number	Filing Type	Status
CBJ PROPERTIES, INC.	19910350 D	BUSINESS CORPORATION	GOOD STANDING

Filing Date	Expiration Date	Jurisdiction
09/06/1990	N/A	MAINE

Other Names (A=Assumed ; F=Former)

NONE

Principal Home Office Address

Physical

234 CASCO ROAD
NAPLES, ME 04055

Mailing

234 CASCO ROAD
NAPLES, ME 04055

Clerk/Registered Agent

Physical

ROBERT E. DANIELSON
65 WEST COMMERCIAL STREET
SUITE 106
PORTLAND, ME 04101

Mailing

ROBERT E. DANIELSON
PO BOX 545
PORTLAND, ME 04112-0545

[New Search](#)

Click on a link to obtain additional information.

List of Filings

[View list of filings](#)

Obtain additional information:

Section 4

Land Use Table

Section 4 – Land Use Table

Included in this Section is a land use table that compares allowed use types in the Residential and Commercial Zoning Districts.

Use Type	Residential		Commercial	
	Permitted	Permitted w/SPR	Permitted	Permitted w/SPR
RESIDENTIAL USES				
Accessory Residential Structures	Y			
Dwelling, Multiplex		Y		
Manufactured Housing	Y ¹			
Modular Housing			Y	
Minor Residential Subdivision				Y
One Family or Duplex Dwelling	Y			
One Family Dwelling			Y	
One Residence & One Commercial Use on Same Lot				Y ²
Planned Residential Developments		Y ¹		
COMMERCIAL USES				
Agriculture	Y ¹		Y ¹	
Animal Husbandry	Y ¹			
Bed-And-Breakfast Establishments		Y		Y
Businesses			Y	
Business and Professional Services				Y
Campgrounds		Y ¹		Y ¹
Commercial Recreation: Outdoor		Y		
Commercial Recreation: Indoor & Outdoor				Y
Commercial Sales & Service: Indoor & Outdoor				Y
Commercial Subdivisions				Y
Construction Services				Y
Drive-Through Facilities				Y
Enclosed Warehousing & Distribution Facilities				Y
Home Occupations	Y ¹		Y	
Junkyards				Y
Kennels				Y
Marijuana Establishments				Y
Motor Vehicle Sales				Y
Motor Vehicle Service Stations				Y
Motor Vehicle Repair Garages				Y
Restaurants				Y
Retail Trade				Y
Solar Energy System, Roof-Mounted	Y		Y	
Timber Harvesting	Y		Y	
Truck Facilities				Y
Two or More Businesses in One or More Structures on Same Lot				Y ³
Veterinary Services				Y
Visual & Performing Arts Buildings		Y		Y
INDUSTRIAL/EXTRACTIVE USES				
Light Industrial Uses				Y ⁴
Mineral Extractions		Y ¹		Y
Mineral Explorations			Y	
Mineral Processing				Y
Solar Energy System, Ground-Mounted, Small Scale		Y		Y
Solar Energy System, Ground-Mounted, Large Scale		Y		Y
INSTITUTIONAL/MEDICAL/OTHER USES				
Cemeteries		Y		
Churches		Y		Y
Community Living Use		Y		
Daycare Centers		Y		Y
Medical Facilities/Walk-In Services				Y
Municipal & State Facilities		Y		Y
Nursing Homes		Y		Y
Private Assembly		Y		Y
Public Assembly		Y		Y
Public Utilities		Y		Y
Residential Care Facilities		Y		Y
Schools		Y		Y

¹ that comply with performance standards herein

² Provided the lot has a minimum of 80,000 square feet and 300 feet of road frontage

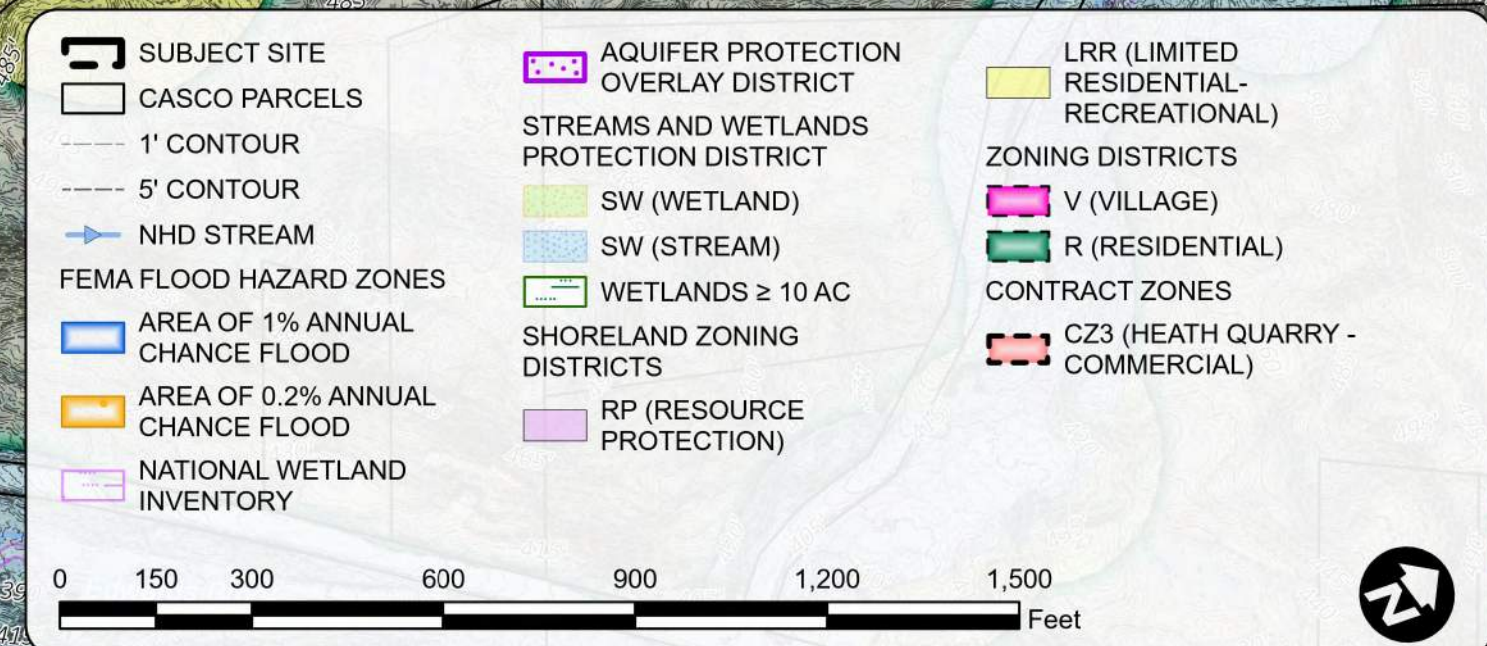
³ Provided the lot has a minimum of 80,000 square feet

⁴ That meet performance standards

Section 5

Existing Conditions & Resource Map

EXTERNAL DATA SOURCES:
TOWN OF CASCO, ME
MAINE GEOLIBRARY
NATIONAL WETLAND INVENTORY
2018 ORTHOREGIONAL IMAGERY
2022 USGS LIDAR TOPOGRAPHY



SHEET 1 OF 1

Section 6

Proposed Zoning Map

