



## Holiday Update to Our Neighbors and the Community

December 20, 2024

Hello Hancock Lumber Neighbor!

With the holidays quickly approaching, I wanted to reach out to wish you and your family a happy, healthy, and safe holiday season.

Hancock Lumber has a rich history in Casco, spanning seven generations, and we are proud to have remained deeply rooted in this community since 1848 when our original sawmill was built prior to the Civil War. Committed to being locally owned and managed, the Hancock Family remains embedded in the community and business with three generations of owners - Carol Hancock (5th generation), Kevin + Alison Hancock (6th generation), and daughters, Abby Doherty and Sydney Hillman (7th generation).

Our mission is to enhance the lives of the people who work at Hancock Lumber and give back to the communities we're a part of—and, with that in mind, I wanted to connect with you to share some news about Hancock Lumber's future plans for our Casco Campus on Poland Spring Road / Route 11. Over the next several years, we will embark on a three-phase development project aimed at enhancing our operations, while reinforcing our commitment to the community as we expand our Casco Campus footprint. These projects will not only improve our facilities, but also create additional job opportunities in Casco and increase town revenue.

### Overview of the Projects + Anticipated Timelines:

#### ***Phase I: New Components Manufacturing Facility***

The first phase of our project will focus on constructing a new Components Manufacturing Facility adjacent to our Home Office, where we will manufacture building components to be sold through our lumberyard network. We are working with Sebago Technics of Bridgton on the DEP and Town of Casco Planning Board approval process and anticipate the following overall timeline:

- Week of January 13-17, 2025: Maine DEP public informational meeting will be held at the Town Offices.
- January 21, 2025: Town of Casco Select/Planning Board workshop.
- February 2025: preliminary project review by the Planning Board.
- First half of 2025: DEP and Planning Board Approval Process.
- Late summer / early fall 2025: Assuming approval, Phase I of construction begins.

Our long-term vision also includes the following:

- ***Phase II: New Hancock ProFinish and Pine Distribution Facility:*** looking ahead, this second phase includes building a new Hancock ProFinish and Pine Distribution facility to be located across the brook, adjacent to the existing Mill.
- ***Phase III: Casco Lumberyard Redevelopment:*** the third and final phase of the Casco Campus redevelopment plan involves modernizing our existing Lumberyard at its current location on Poland Spring Road.

The visuals on page two provide you with a general overview of the project, all of which will be accessed via Route 11.



# CASCO CAMPUS MASTER PLAN



PREPARED BY  
**SEBAGO**  
TECHNICS

Team Hancock takes pride in our longstanding history in Casco and remains focused on being locally and independently owned and committed to this community we all call home.

We look forward to sharing more details with you in January, but if you have any immediate questions, please do not hesitate to reach out to me.

Thank you,

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President + CEO  
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