

**TOWN OF CASCO PLANNING BOARD  
APPLICATION FORM**

**APPLICANT:**

Name Pachamama Sanctuary, Derek Januszewski

Address 50 Rabbit Run Lane, Casco Maine 04015

Email derek@pachamamaretreats.org

Telephone Number - Home \_\_\_\_\_

**PLEASE PROVIDE AT** Office 603-451-8733

**LEAST TWO NUMBERS** Cell Agent: Thomas Federle, 207-558-0102

Interest in Property Land Installment contract  
(attach documentation) Attached as Exhibit 7

Interest in abutting property, if any N/A

**OWNER:**

Name Wingrove Scott Holdings, LLC

Address N/A - registered mailing address is 1 Dana Street, 4th Fl., Portland ME 04101

**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 Change of use from residential to Church
- \_\_\_\_\_ Other (specify) \_\_\_\_\_

PROJECT     Single Family     Multiplex     Other

**LOCATION**

Street Address 50 Rabbit Run Lane, Casco ME 04015

Registry of Deeds Book 41604    Page 120

Assessor's Office Map 3    Lot 9-2

**OTHER PROJECT INFORMATION**

Size of Parcel (acres) 42+/-

Is Zoning Board of Appeals Approval required?  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:

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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.

05/26/2026

DATE

/s/ Thomas Federle

SIGNATURE OF APPLICANT/OWNER OR  
REPRESENTATIVE

APPLICANT'S NAME Pachamama Sanctuary / Derek Januszewski (Please print). DATE 05/21/26

**CASCO SITE PLAN REVIEW SUBMISSIONS CHECKLIST**

*Unless expressly waived by the Planning Board, the following items are required for all applications for Site Plan Review.*

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

	<b>*<u>Applicant</u></b> <b>(check complete)</b>	<b><u>Planning Board</u></b> <b>(date complete)</b>
A. A fully executed and signed copy of the application for Site Plan Review.	<input checked="" type="checkbox"/>	
B. Fifteen (15) copies of a site plan showing the following at a scale not to exceed 50' to the inch.	<input checked="" type="checkbox"/>	
1. Owner's name, address and signature.	<input checked="" type="checkbox"/>	
2. Names and addresses of all abutters.	<input checked="" type="checkbox"/>	
3. Sketch map showing general location of site within town.	<input checked="" type="checkbox"/>	
4. Boundaries of contiguous properties under control of owner or applicant.	<input checked="" type="checkbox"/>	
5. Bearing and distances of all property lines and source of this information.	<input checked="" type="checkbox"/>	
6. Zoning classifications(s) and boundaries.	<input checked="" type="checkbox"/>	
7. Soil types and locations. <i>waiver requested</i>	<input checked="" type="checkbox"/>	
8. The location of all building setbacks as required by zoning ordinance.	<input checked="" type="checkbox"/>	
9. The location, size and character of all signs and exterior lighting.	<input checked="" type="checkbox"/>	
10. The lot area of the parcel, street frontages, and zoning requirements for minimum lot.	<input checked="" type="checkbox"/>	
11. The location of all existing and proposed buildings (including size and height), driveways, sidewalks, parking spaces, loading areas, open spaces, large trees, open drainage courses, signs and exterior lighting, utilities, services areas, easements and landscaping.	<input checked="" type="checkbox"/>	

12. The location of all buildings within 50 feet of the parcel to be developed and the location of intersecting roads or driveways within 200 feet of the parcel.

13. Existing and proposed topography of the site at 2-foot contour intervals if major changes to existing topography are being proposed.

C. A stormwater drainage plan showing: **waiver requested**

1. The existing and proposed method of handling stormwater runoff.

2. The direction of flow of runoff through use of arrows.

3. The location, elevation, and size of all catch basins, dry wells, drainage ditches, swales, retention basins, culverts and storm sewers.

4. Engineering calculations used to determine drainage requirements based on a 25-year storm frequency, if the project will significantly alter the existing drainage pattern due to such factors as the amount of new impervious surface (such as paving and building area) being proposed.

D. A utility plan showing provisions for water supply and wastewater disposal, including a completed HHE 200 form completed by a licensed site evaluator or Maine Certified Soils Scientist, and the size and location of all test pits, piping, holding tanks, leachfields, etc.

E. A planting schedule keyed to the site plan and indicating the varieties of trees, shrubs and other plants to be planted on the site.

F. Building plans, properly scaled, showing all elevations, together with a schedule detailing the type, color and texture of all proposed principal buildings and structures and all accessory buildings and structures.

G. Copies of any proposed or existing easements, covenants, and deed restrictions.

H. Copies of all applicable State approvals and permits.

I. Other information as requested by the Planning Board. Please note below.