

Town of Casco Planning Board

SITE PLAN APPLICATION

Applicant: Derek Januszewski, Pastor
Pachamama Sanctuary

Property: 50 Rabbit Run Lane, Casco, Maine 04015

Agent: Thomas Federle, Esq.
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Date: May 22, 2026

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Introduction

Members of the Casco Planning Board,

Please find enclosed the Site Plan Application of Pachamama Sanctuary. In accordance with the Town of Casco's Land Use Ordinance, we seek the Planning Board's approval to convert the use of 50 Rabbit Run Lane from a residence designed and previously used as a "summer lodge" and a wedding venue to a church. Enclosed in this application you will find the documentation and support necessary to approve this change in use. In anticipation of any questions or concerns the Board may have, I would first like to provide an overview of the Pachamama Sanctuary and its intended use of 50 Rabbit Run Lane.

Pachamama Sanctuary is a church that uses plant medicine, ayahuasca, as a sacrament central to its ceremonies. Ayahuasca has been used as a religious sacrament in South America for centuries. The medicine is a combination of stems and leaves indigenous to South America that is typically ground down and brewed as a tea. It is known to have spiritual and hallucinogenic characteristics, and many believe it has a wide host of curative effects, especially for those struggling with addiction, anxiety, or other mood disorders.

Ayahuasca is regulated by the federal government, but the United States Supreme Court has ruled that the use of ayahuasca in religious ceremony is lawful and protected by the Religious Freedom Act. **See *Gonzales v. O Centro Espirita Beneficente Unaio do Vegetal*, 546 U.S. 418 (2006).**

Pachamama Sanctuary has a congregation made up of over 3,000 members. The church's membership is diverse in age, profession, and geographical location. Pachamama seeks to use 50 Rabbit Run Lane to conduct "organized religious services and accessory uses associated with the mission of the institution" in alignment with the Town's definition of a church. Pachamama's mission as an institution is to provide a safe, welcoming place for its church members to find community, to heal, and to grow in their spirituality and self-knowledge. Pachamama's acquisition of this property was for the purpose of operating its church. Residential use of the property is ancillary to its function as a church.

The Applicant is seeking to use the property for its church on a much smaller scale than that allowed for the wedding venue previously permitted in this same location. Pachamama's religious services are comprised of both overnight retreats and regular programming. Retreats provide the opportunity for members to travel to the church and participate in quiet, safe, proctored ceremonies that have been practiced by indigenous South American cultures for centuries. In addition, regular programming includes potlucks, yoga, meditation, breathwork, and music lessons. Retreats typically run from Friday evening to Sunday midday. The Sanctuary typically hosts three retreats each

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month. Retreats at the sanctuary involve, but are not limited to, meditation, prayer, nature walks, and sitting with the sacrament, ayahuasca. The phrase "sitting with ayahuasca" is commonly used and provides a good insight into the somber, introspective nature of the experience of drinking ayahuasca tea. Ayahuasca should not be equated with, or confused with, LSD, psilocybin, or other hallucinogens. The experience is very different, again noted as quiet, somber, and introspective. People experiencing ayahuasca typically desire to remain seated or laying down and to remain still.

While at a retreat, members generally stay in the great room. The goals of weekend retreats are solace, self-reflection, and healing. Silence is an important component of all services and ceremonies. Pachamama's use of its property has been and will remain compatible with surrounding land uses.

Pachamama currently employs one Pastor and one Deacon and relies on several volunteers to help facilitate church operations. Pachamama also has a Board of Directors who serves to counsel and advise the church. A secondary use of the property is as a parsonage for the Pastor. The Pastor holds weekly calls for members to connect and discuss their path of spirituality and celebrate growth. The Pastor is responsible for supporting members of the church in various ways and is almost always available to the members. This can look like marital counseling, addiction counseling, personal coaching, spiritual guidance, and teaching.

The unique nature of 50 Rabbit Run Lane interested the leadership of Pachamama Sanctuary. It is a secluded, private, and tranquil setting where the church could operate without any incompatibilities with neighbors. The real estate listing itself advertised it as a permitted wedding venue for 250 people, as seen in Exhibit 1.

Pachamama intends to maintain a safe and welcoming space for both church members. Pachamama is known throughout the ayahuasca community as a safe, spiritual center for wellness.

Sincerely,

Tom Federle, Esq.

History of the Property

The property was developed in 2007 by Jim and Bethany Marshall. The main structure was permitted by the Town of Casco as a "Summer Lodge," as seen in Exhibit 2. Letters from the original property owner indicate the purpose of the property was to "be a gathering place" for family and friends, as seen in Exhibit 3. The property has been designed and built to serve as a gathering space rather than a single-family home. This is evident based on the interior of the home and features such as a commercial sink, large central room, wide open finished basement, and the expansive front lawn that has served as ample parking for large events. The 42-acre size of the property is conducive to the gathering of people, and the gatherings can be, and have been, contained on the property in a manner that has no impact on any surrounding uses. The original property owner designed the space to hold holiday functions, weddings, and special occasions, as seen in Exhibit 3.

In 2022, the then-property owner received a Home Occupation permit to operate as a wedding venue. The property was described as "secluded & not located near other homes." The Town approved the home occupation pending some conditions of approval, such as the use of portable toilets, noise restrictions, driveway clearance, and requiring a mass gathering permit for groups over 250 people. See Exhibit 4 for specific conditions of approval.

In permitting the wedding venue, the Town confirmed the suitability of the 42-acre site for hosting large gatherings, for safety, adequacy of septic capacity, parking, and access from Route 302. Pachamama's smaller scale of operation is an even better fit for the property and a change of use from residential to church would be the appropriate designation to allow Pachamama's desired use of the property.

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Site Plan Review Submission Requirements § 215-7.4(A)(1) - (8)

Code § 215-7.4(A)(1)

A fully executed and signed copy of the application for site plan review.

A fully executed and signed copy of the application for site plan review can be found attached as Exhibit 5.

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Code § 215-7.4(A)(2)(a)

Owner's name, address, and signature.

Wingrove Scott Holdings, LLC is the owner of the Property, as shown in the deed attached as Exhibit 25. Please find the signed authorization of Wingrove Scott Holdings, LLC by its duly authorized agent Natalie Wingrove Scott in Exhibit 6.

The registered agent mailing address for Wingrove Scott Holdings, LLC is as follows:

THOMAS B. FEDERLE, ESQ
1 DANA STREET, FLOOR 4
PORTLAND, ME 04101

The Applicant is in the process of purchasing the property through a land installment contract, as seen in Exhibit 7, showing the Applicant's interest in the property.

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Code § 215-7.4(A)(2)(b)

Names and addresses of all abutting property owners.

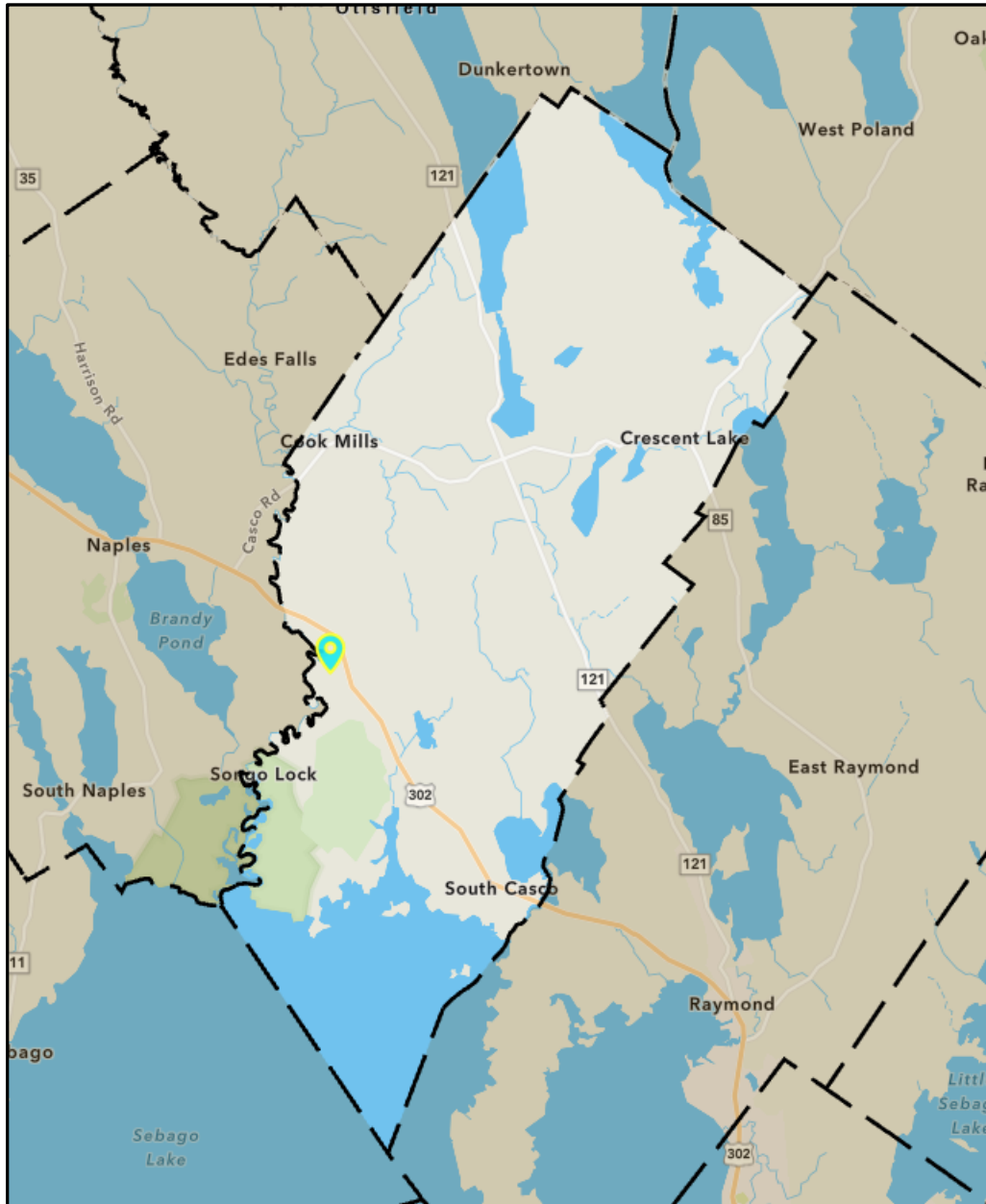
Abutting property owners within 500 feet of 50 Rabbit Run Lane are listed in Exhibit 8. Please also see a map of abutters attached as Exhibit 9.

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Code § 215-7.4(A)(2)(c)

Sketch map showing general location of the site within the Town.

The green pin depicts the location of the property within the Town of Casco. Please also see Exhibit 10 for a more detailed depiction of property location.



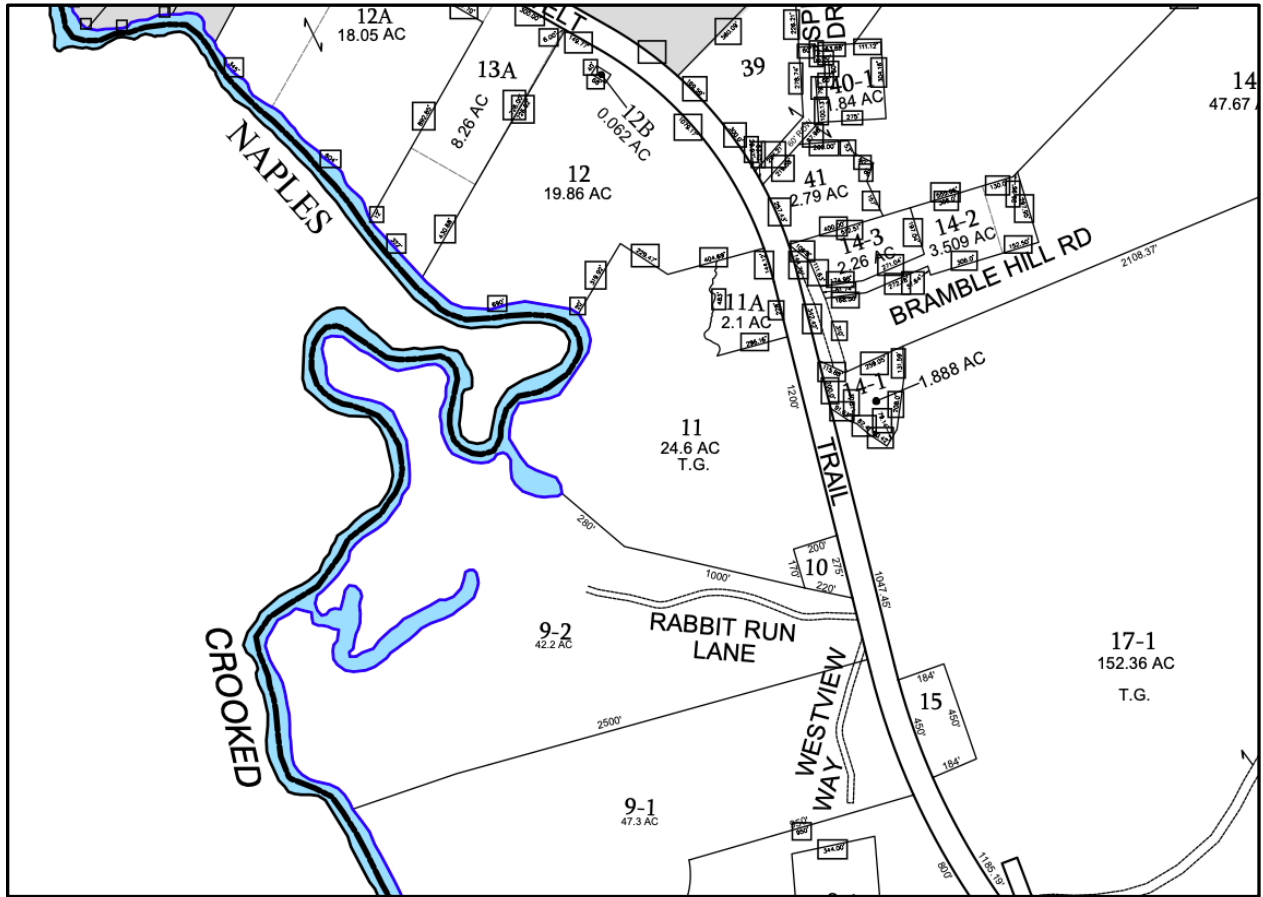
Source: Casco AxisGIS

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Code § 215-7.4(A)(2)(d)

Boundaries of all contiguous property under control of the owner or applicant regardless of whether all or part is being developed at this time.

Neither the Owner nor the Applicant controls any contiguous property, as depicted in Exhibits 8 and 9. The Applicant seeks to utilize the property to the bounds of the parcel as depicted below on Tax Map 3 Lot 9-2, including Rabbit Run Lane.



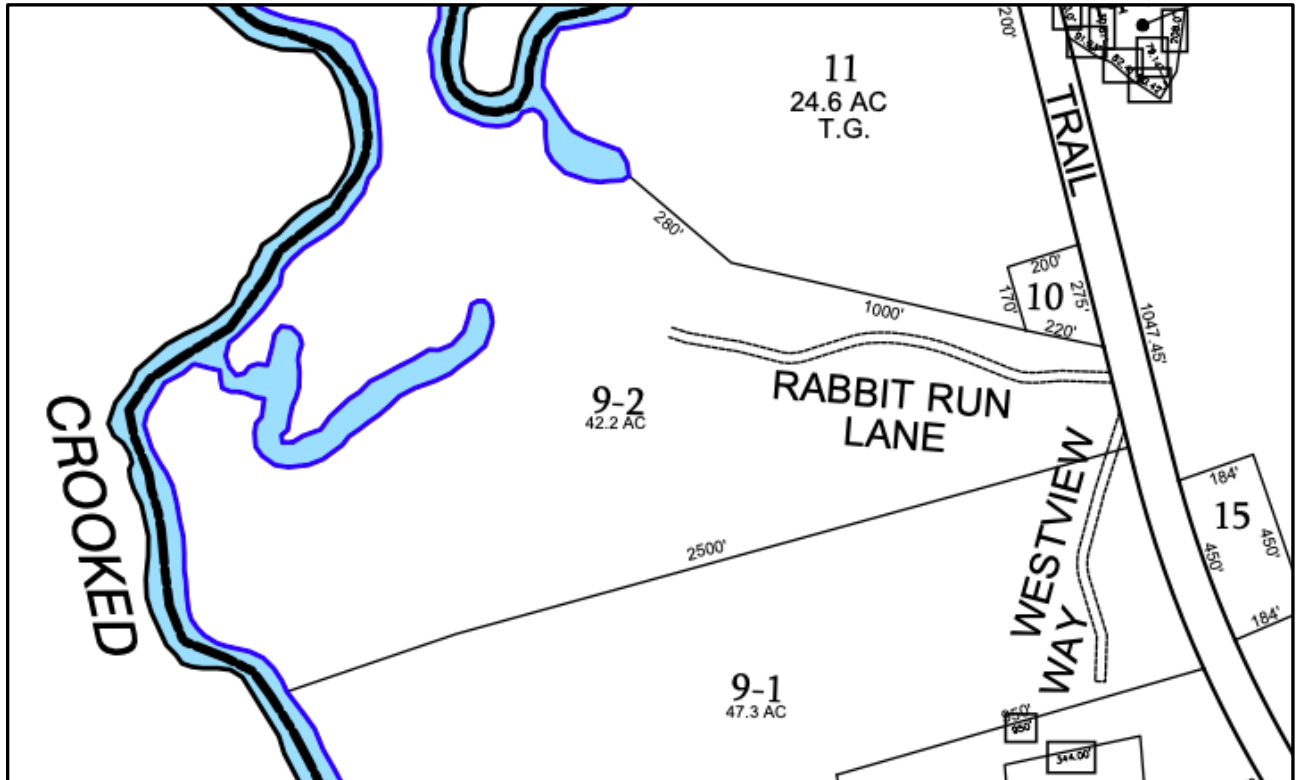
Source: Casco Tax Map 3

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Code § 215-7.4(A)(2)(e)

Bearings and distances of all property lines and source of this information.

The Owner’s deed references the “Plan of Crooked River Lot for Herbert C. Haynes in Casco,” dated June 10, 1987, and recorded in the Cumberland County Registry of Deeds at Map File 174, Page 34. The Plan is attached as Exhibit 11. The Plan along with the below map shows all bearings and distances of the property lines.



Source: Casco Tax Map 3

Code § 215-7.4(A)(2)(f)

Zoning classification(s) of the property and the location of zoning district boundaries if the property is located in two or more zoning districts.

The property is located entirely within the Residential District. Parts of the property are also located within the Aquifer Protection Overlay District, the Resource Protection District, and the Wetland Protection District. Please see Exhibits 12 and 13 for the Town of Casco Zoning maps as a reference.

Residential District

The Applicant seeks to use the property as a church, which is a permitted use in the Residential District subject to site plan review as outlined in § 215-4.6(b)(2)(e) of the Town of Casco Zoning Code. “Church” is defined under § 215-2.1 of the Code as “[a] building or structure or groups of buildings or structures which, by design and construction, are primarily intended for the conducting of organized religious services and accessory uses associated with the mission of the institution. Accessory uses include but are not limited to meeting halls, classrooms, and kitchens. The church proper and accessory buildings shall comply with maximum building heights. The church proper may include a steeple, or spire, or bell tower. That steeple, spire, or bell tower may exceed the height standards with Planning Board approval.”

Aquifer Protection Overlay District

Use of the property as a church is also a permitted use under the Aquifer Protection Overlay District as outlined in § 215-4.10 of the Code. Under § 215-4.10(B), the permitted uses in the Aquifer Protection Overlay District are the same as those uses permitted in the underlying district, except for prohibited uses listed in § 215-4.10(C). A church is not a prohibited use under § 215-4.10(C). Additionally, the Aquifer Protection Overlay District space standards must be applied when they are “more restrictive than those of the underlying zone.” The Aquifer Protection Overlay District space standards are more restrictive in some respects than the Residential District standards. Still, the Applicant satisfied the relevant Aquifer Protection Overlay District space standards.

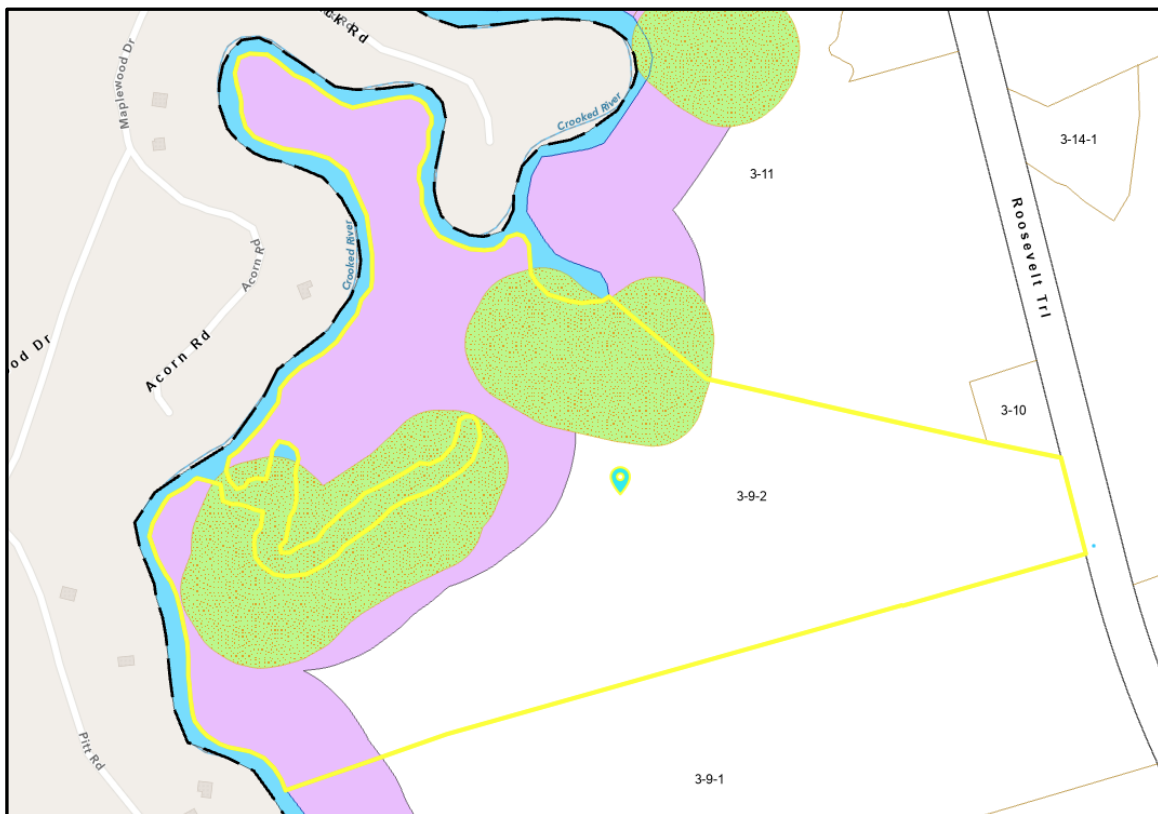
	Residential District	Aquifer Protection Overlay District
Minimum Lot Size	80,000 sq. feet	120,000 sq. feet
Minimum Road Frontage	200 feet	300 feet
Maximum Impervious Surface to Lot Area	-	10%
Maximum Building Height	35 feet	35 feet
Maximum Building Coverage	15%	-

Resource Protection District and Wetland Protection District

As seen in Exhibit 13, as well as below, some parts of the property lie within the Resource Protection District (as shown in purple) and the Wetland Protection District (as shown in green). All existing structures and the driveway are located outside of the Resource Protection District, and the Applicant has no intention at this time of engaging in any activity within the Resource Protection District that may require a permit.

The Wetland Protection District as shown on the map below closely abuts the main structure and driveway. Based on § 215-4.8 of the Code, “all land areas within 75 feet, horizontal distance, of the normal high-water line of any stream or wetland” are classified as within the Wetland Protection District. The National Wetlands Inventory, labelled as Exhibit 14, does not show any wetlands on the property. Based on the National Wetlands Inventory map, the main structure and driveway are well in excess of 75 feet from any areas of concern.

However, the importance of protecting the water quality of the Crooked River is not lost on the applicant. Out of a desire to reduce runoff from parked cars, the Applicant requests church members to park on the left side of the lawn, which is further away from the pond, river, and low-lying areas of the property. Attached is a photograph showing cars parked at a weekend service on the left lawn, see Exhibit 15.

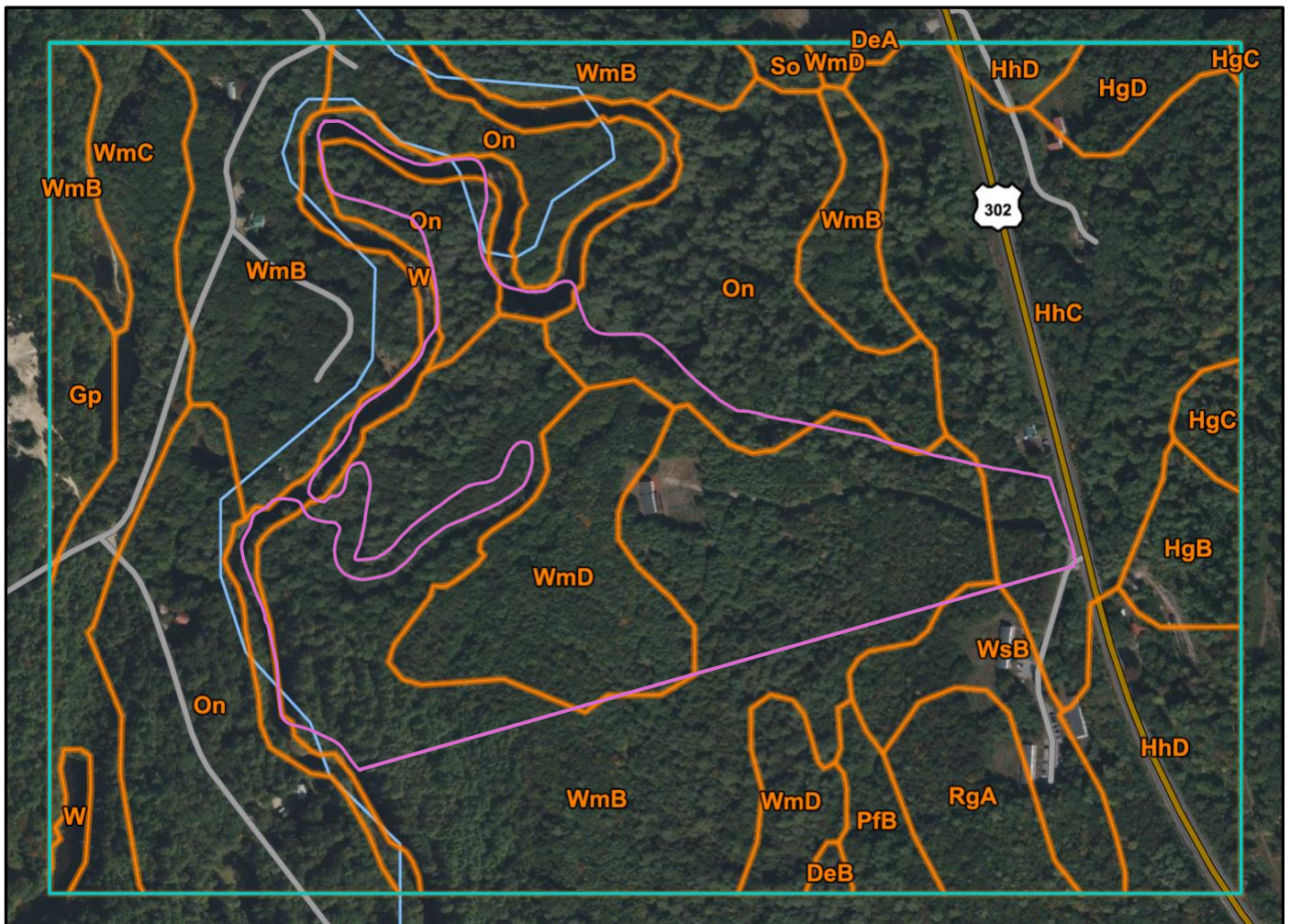


Source: Casco AxisGIS

Code § 215-7.4(A)(2)(g)


Soil types and location of soil boundaries as certified by a registered engineer or certified soil scientist.

Please see the attached USDA Soil Survey of the property attached as Exhibit 16, an excerpt of which is below. The property also has four Subsurface Wastewater Disposal System applications, from 2002, 2007, 2022, and 2025 attached as Exhibits 17, 18, 19, and 20 respectively, which provide additional information about soils on the property. The Applicant requests that the Planning Board waive the requirements for a certified map of soil types and location of soil boundaries as the applicant is not developing the property at the time of this application.

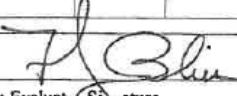


Excerpt of Exhibit 16 with property bounds approximately marked in purple.

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SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)											
Observation Hole <u>TP-1</u> <input checked="" type="checkbox"/> Test Pit <input type="checkbox"/> Boring " Depth of Organic Horizon Above Mineral Soil				Observation Hole _____ <input type="checkbox"/> Test Pit <input type="checkbox"/> Boring " Depth of Organic Horizon Above Mineral Soil							
DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling	DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling		
	SANDY LOAM	FRIABLE	DARK BROWN								
	LOAMY FINE SAND	FRIABLE	MEDIUM BROWN								
	MEDIUM SAND	FRIABLE	LIGHT YELLOW BROWN								
	FINE SAND	FRIABLE	LIGHT GRAY	FEW & FAINT							
Soil Classification Profile <u>5</u> Condition <u>C</u>		Slope <u>3-5</u> %	Limiting Factor <u>36</u> "	<input type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth	Soil Classification Profile _____ Condition _____		Slope _____ %	Limiting Factor _____ "	<input type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth		
 Site Evaluator Signature				#348 SE *		9/10/25 Date		Page 2 of 3 HHE-200 Rev. 06/2020 (DIVISION APPROVED)			
NORMAN "BUD" HARRIS (HARRIS SEPTIC SOLUTIONS, INC.) (207) 892-2435				harrisseptic@gmail.com							

Excerpt of Exhibit 20, 2025 application.

SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)										
Observation Hole <u>1</u> <input checked="" type="checkbox"/> Test Pit <input type="checkbox"/> Boring " Depth of Organic Horizon Above Mineral Soil				Observation Hole _____ <input type="checkbox"/> Test Pit <input type="checkbox"/> Boring " Depth of Organic Horizon Above Mineral Soil						
Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling	Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling	
	Fine Sandy Loam		Brown							
	Fine Sand		Pale Brown							
	Loamy Sand	Friable	Reddish Yellow	None to 60"						
	Fine Sand		Pale Brown							
Soil Classification Profile <u>5</u> Condition <u>B</u>		Slope <u>5</u> %	Limiting Factor <u>60</u> "	<input type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input checked="" type="checkbox"/> Pit Depth	Soil Classification Profile _____ Condition _____		Slope _____ %	Limiting Factor _____ "	<input type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock	
 Site Evaluator Signature				225 SE #		7/19/22 Date		Page 2 of 3 HHE-200 Rev. 02/11		

Excerpt of Exhibit 19, 2022 application.

SOIL PROFILE DESCRIPTION AND CLASSIFICATION				
Observation Hole <u>1</u>		<input checked="" type="checkbox"/> Test Pit <input type="checkbox"/> Boring		
" Depth of Organic Horizon Above Mineral Soil				
Texture	Consistency	Color	Mottling	
0 Loam	Friable	Dk. Br.		
10 Loamy Sand		Brown		
20 Med. Sand	Loose	Lt. Brown	None Evident	
30				
40				
50				
Soil Profile	Classification	Slope	Limiting Factor	<input type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock
5	B	3 %	48 "	
	Condition	Percent	Depth	
Site Evaluator Signature <i>[Signature]</i>		SE # 67	Date 9 / 20 / 07	Page 2 of 3 HHE-200 Rev. 10/02

Excerpt of Exhibit 18, 2007 application.

SOIL PROFILE DESCRIPTION AND CLASSIFICATION				
Observation Hole <u>1</u>		<input checked="" type="checkbox"/> Test Pit <input type="checkbox"/> Boring		
" Depth of Organic Horizon Above Mineral Soil				
Texture	Consistency	Color	Mottling	
0 Loam	Friable	Dk. Br.		
10 Loamy Sand		Brown		
20 Med. Sand	Loose	Lt. Brown	None Evident	
30				
40				
50				
Soil Profile	Classification	Slope	Limiting Factor	<input type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock
5	B	6 %	48 "	
	Condition	Percent	Depth	
Site Evaluator Signature <i>[Signature]</i>		SE # 67	Date 12 / 16 / 02	Page 2 of 3 HHE-200 Rev. 10/02

Excerpt of Exhibit 17, 2002 application.

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Code § 215-7.4(A)(2)(h)

Location of all building setbacks as required by this chapter.

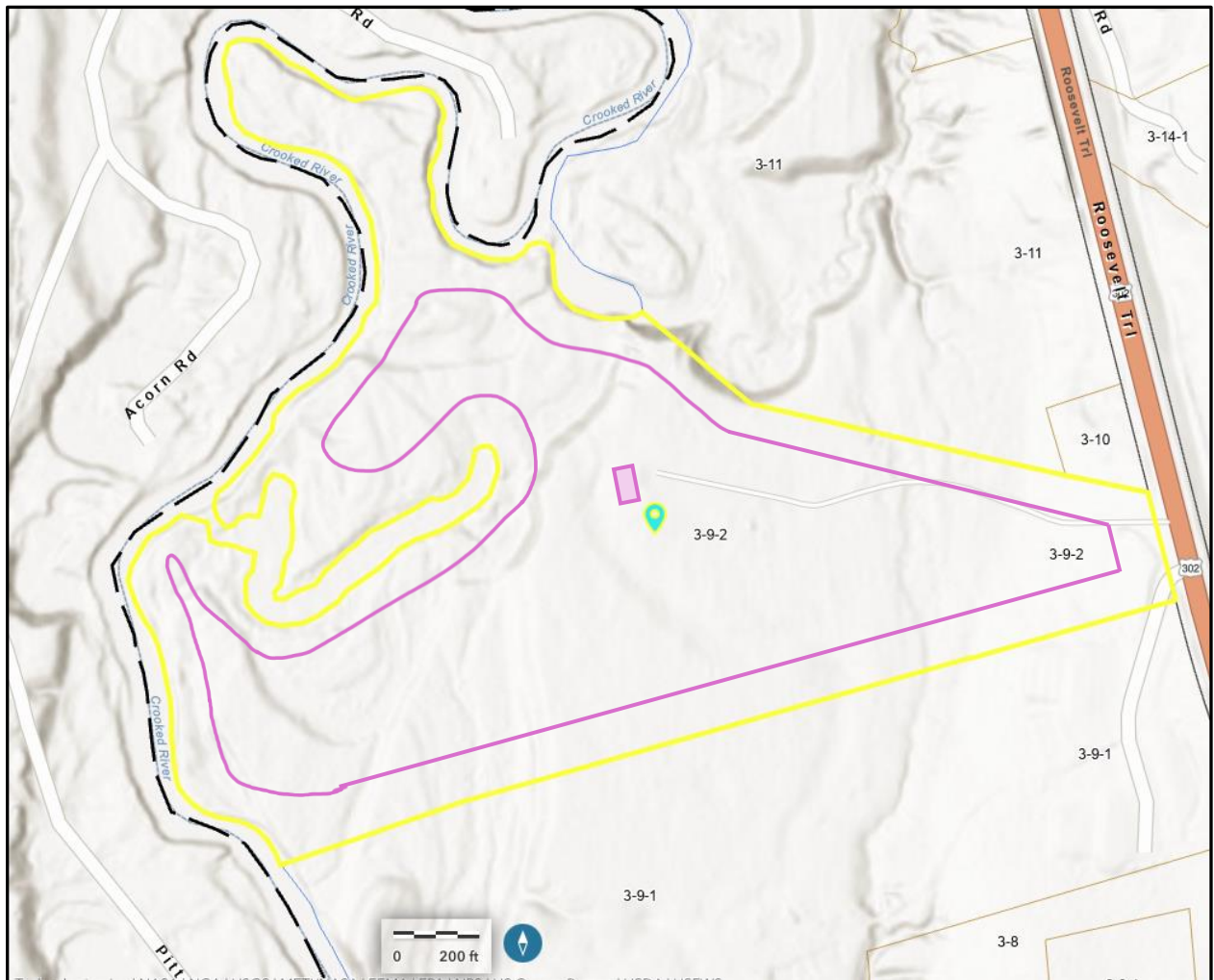
The Residential District zoning code requires the following minimum setbacks:

Front: 50 feet

Rear: 25 feet

Side 25 feet

All structures on the property satisfy minimum setback. The below map shows an approximately 100-foot setback line (marked in purple), far in excess of the minimum setbacks required by code. No structures exist even within the 100-foot setback area.



Source Map: Casco AxisGIS

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Code § 215-7.4(A)(2)(i)

Location, size, and character of all signs and exterior lighting.

There are currently no exterior signs, and the Applicant does not intend on installing any. Please find below images of the location, size, and character of all exterior lighting. As shown below, all sides of the building are well illuminated. The Applicant is not proposing to add any exterior lighting at this time.



Back: 3 Lantern-style scones and 1 floodlight above the back door.



Front: 10 lantern-style scones and 1 floodlight on the porch.

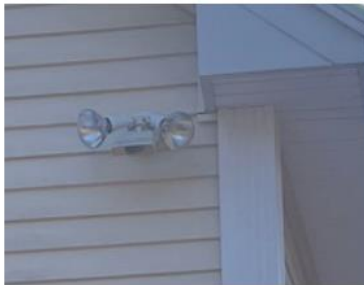
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Side of structure: 2 floodlights.



Side of structure: 2 floodlights.



Close up images of scones and floodlights.

Code § 215-7.4(A)(2)(j)

Lot area of the parcel, street frontage, and the zoning requirements for minimum lot size and frontage.

The property falls fully within the Residential District and is partially within the Aquifer Protection Overlay District. As discussed on Page 13 of this application, the Aquifer Protection Overlay District space standards must be applied when they are “more restrictive than those of the underlying zone.” § 215-4.10(D).

The property is approximately 42 acres, or 1,829,520 square feet, in size which means it overwhelmingly meets the Aquifer Protection Overlay District minimum lot requirements.

The property has approximately 272.95 feet of road frontage, which is located outside of the Aquifer Protection Overlay District. See Exhibit 11. The property meets the Residential District minimum road frontage requirements and is lawfully non-conforming with regards to Aquifer Protection Overlay District road frontage requirements under § 215-3.2(D)(1) of the Code.

	Residential District	Aquifer Protection Overlay District	Applicant’s Property
Minimum Lot Size	80,000 sq. feet	120,000 sq. feet	1,829,520 sq. feet
Minimum Road Frontage	200 feet	300 feet	275.95 feet

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Code § 215-7.4(A)(2)(k)

Location of all existing and proposed buildings (including size and height), driveways, sidewalks, parking spaces, loading areas, open spaces, large trees, open drainage course, signs, exterior lighting, service areas, easements, and landscaping,

Buildings

The property has one existing main structure and two sheds. The two-story main structure was built in 2007 and contained three bedrooms, two half bathrooms, one full bathroom, and a large, finished basement. There is over 5,000 square feet of living area. Additional building details can be found in the Online Property Record, attached here as Exhibit 21. The two existing sheds are located to the right of the driveway, as depicted below.

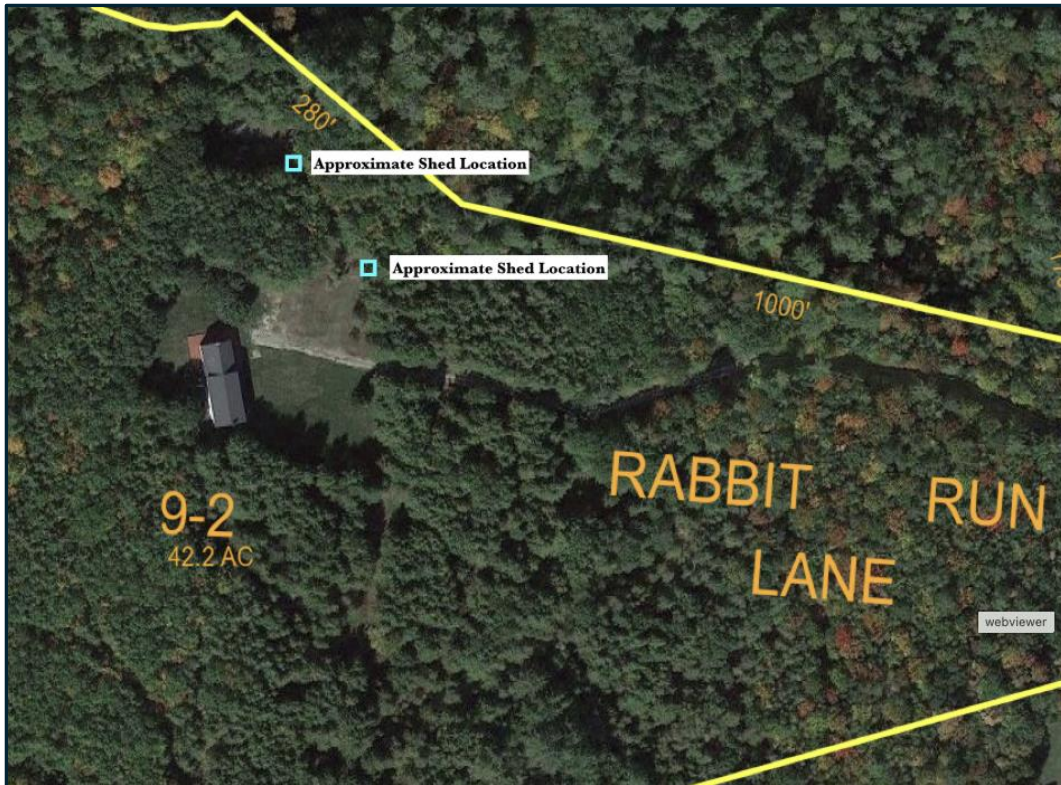


Images of the front of the main structure.

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Two existing shed structures located to the right of the driveway.

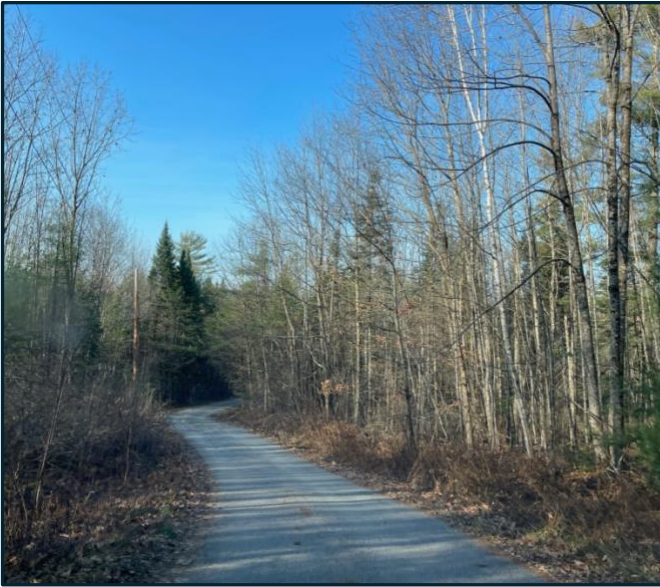


Approximate shed locations.
Source Map: Casco AxisGIS

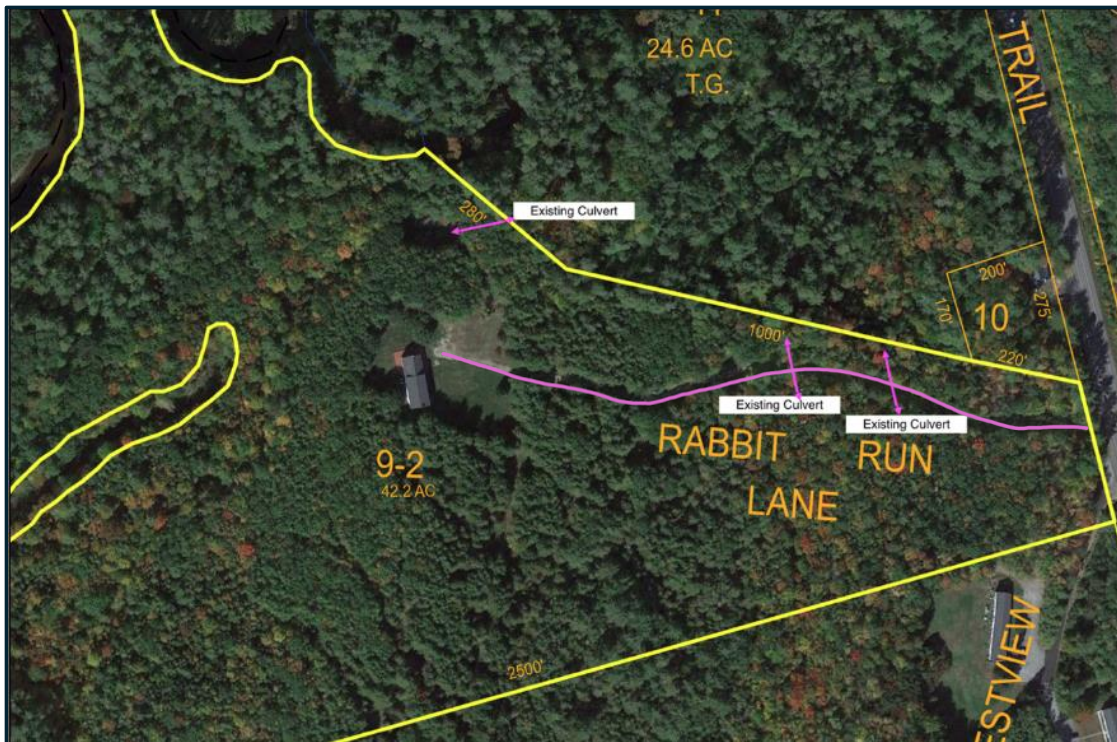
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Driveways

There is one driveway on the property, which is approximately 1,200 feet long and 12 feet wide, in accordance with § 215-5.3(E)(1) of the Code. It crosses over two existing culverts, as depicted below.



Sections of the driveway.



Approximate location of existing culverts and driveway on the property.

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Loading areas

No loading areas exist on the property.

Open spaces and large trees

The property has a large front yard and small backyard, as ween in the pictures below. The rest of the property is forested.



Aerial photographs of the property.

Open drainage courses

The site where the main structure, parking, and gatherings are located is very flat with practically no change in grade. Please see Page 28 for a topography map which provides sufficient information regarding drainage courses on the property.

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Signs

There are currently no exterior signs on the property, and the Applicant does not intend to install any signs.

Exterior lighting

Please see Page 18 for an overview of the exterior lighting on the property.

Service Areas

There are no service areas on the property.

Easements

There is one right of way (ROW) on the property. This is discussed in more detail on Page 34 of this application.

Landscaping

The site is naturally vegetated with a large, maintained lawn area. There is little additional landscaping on the property with the exception of the garden beds located in front of the porch. The Applicant has no immediate plans to further landscape the property. Most of the property is forested, providing a serene, tranquil, and secluded setting and a deep natural buffer area from surrounding properties.

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Code § 215-7.4(A)(2)(I)

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.

The Applicant is not proposing to develop any part of the property with this site review application.

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Code § 215-7.4(A)(2)(m)

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

The Applicant is not proposing any changes to the existing topography of the site. For the sake of completeness, an existing topography map of the site is attached to this application as Exhibit 22. There is little elevation change on the site, with its highest elevation being approximately 340 feet and its lowest elevation being 264 feet.

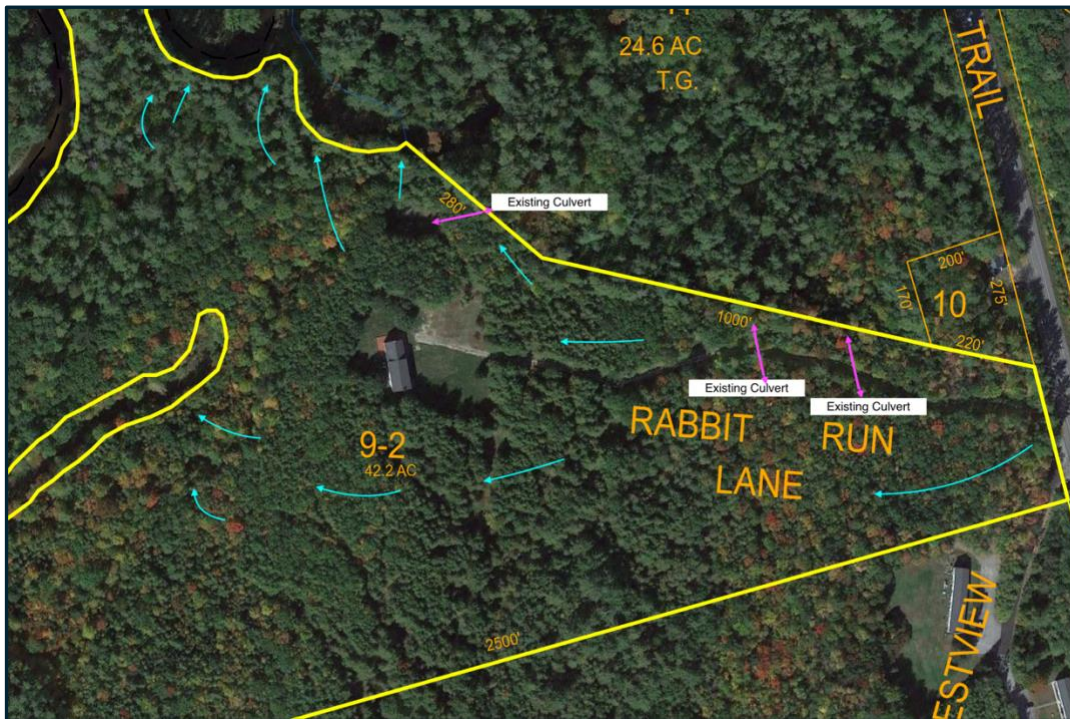
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Code § 215-7.4(A)(3)

Stormwater Drainage Plan

The Applicant requests that the Planning Board waive the requirement for a complete Stormwater Drainage Plan, including engineered plans, as the change of use requested will have no impacts on the stormwater drainage of the property.

Below please see the existing location of the culverts on the property as well as an approximation of the direction of floor of runoff based on the contour map of the property attached as Exhibit 22. The Applicant has also included a Flood Zone map of the property, attached as Exhibit 23. This map uses FEMA Flood Zone Designations.



Source Map: Casco AxisGIS

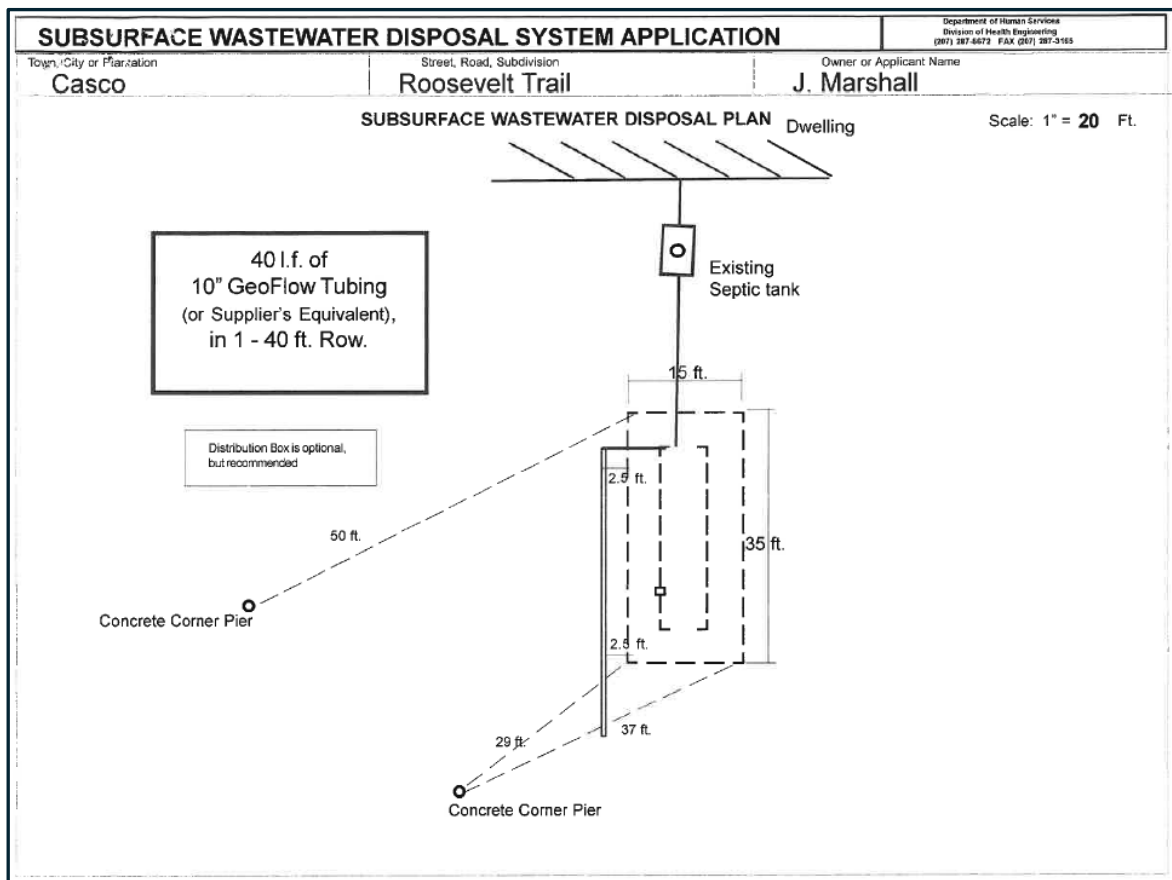
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Code § 215-7.4(A)(4)

Utility Plan showing provisions for water supply and wastewater disposal, including size and location of all piping, holding tanks, leach fields, etc.

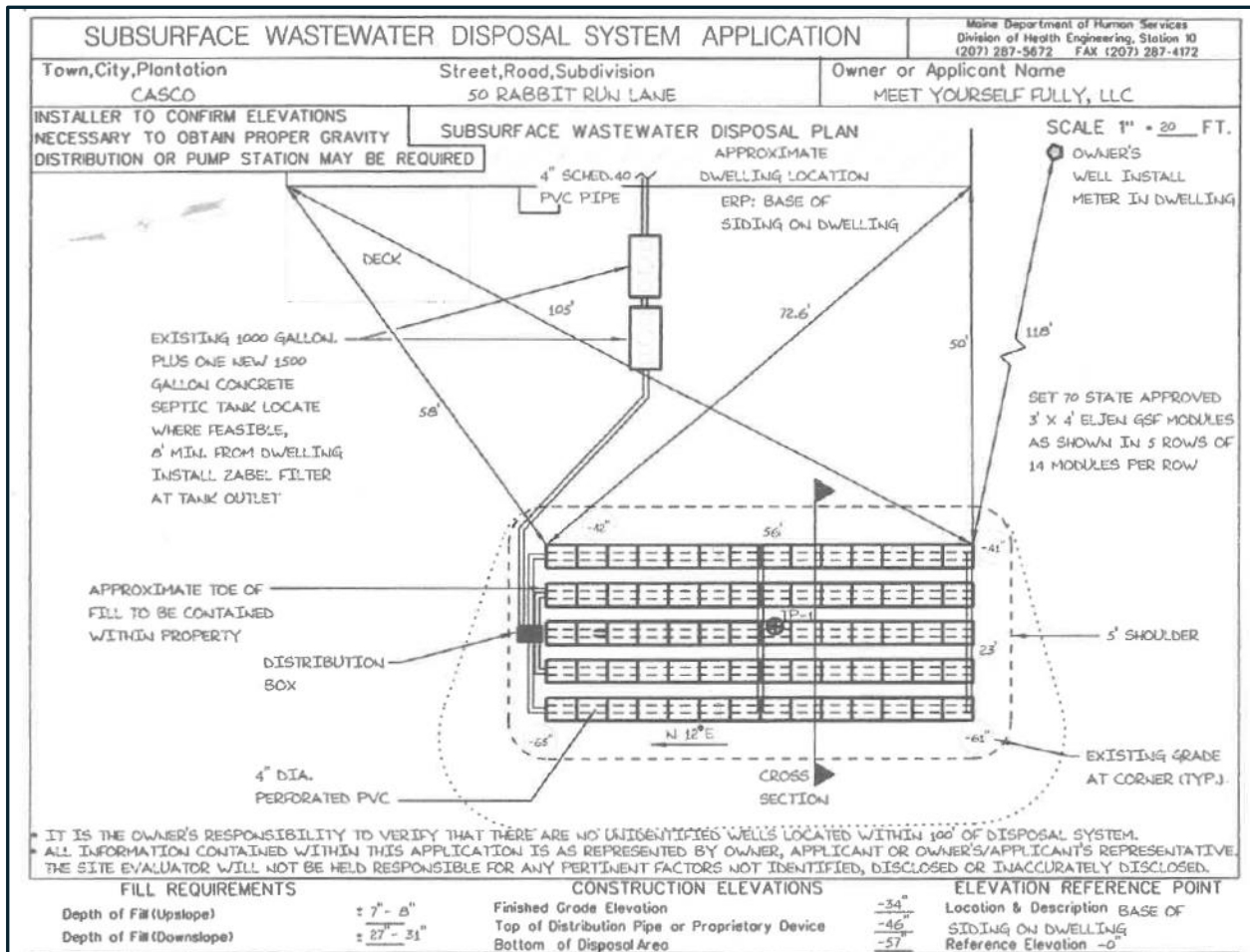
In 2002, a two-bedroom subsurface wastewater disposal system was installed during the construction of the main structure. It was subsequently expanded in 2007. In 2025, an additional subsurface wastewater disposal system was installed by Cross Excavation. A completed and approved application for all of these systems are attached as Exhibits 17, 18, 19 and 20, respectively. The 2007 and 2025 applications show the location of both systems, which are excerpted below.

The subsurface wastewater disposal system installed in 2025 is a 1,500-gallon concrete septic tank, which has the capacity to accommodate 45 people. The total design flow is 1,055 gallons a day. Between both the 2007 and 2025 systems, the combined treatment tank capacity is 2,500.



Excerpt of Exhibit 19, 2007 Subsurface Wastewater Disposal Application.

Site Plan Application – Pachamama Sanctuary
 50 Rabbit Run Lane, Casco, Maine 04015



Excerpt of Exhibit 20, 2025 Subsurface Wastewater Disposal Application.

Site Plan Application – Pachamama Sanctuary
50 Rabbit Run Lane, Casco, Maine 04015

Code § 215-7.4(A)(5)

Planting Schedule.

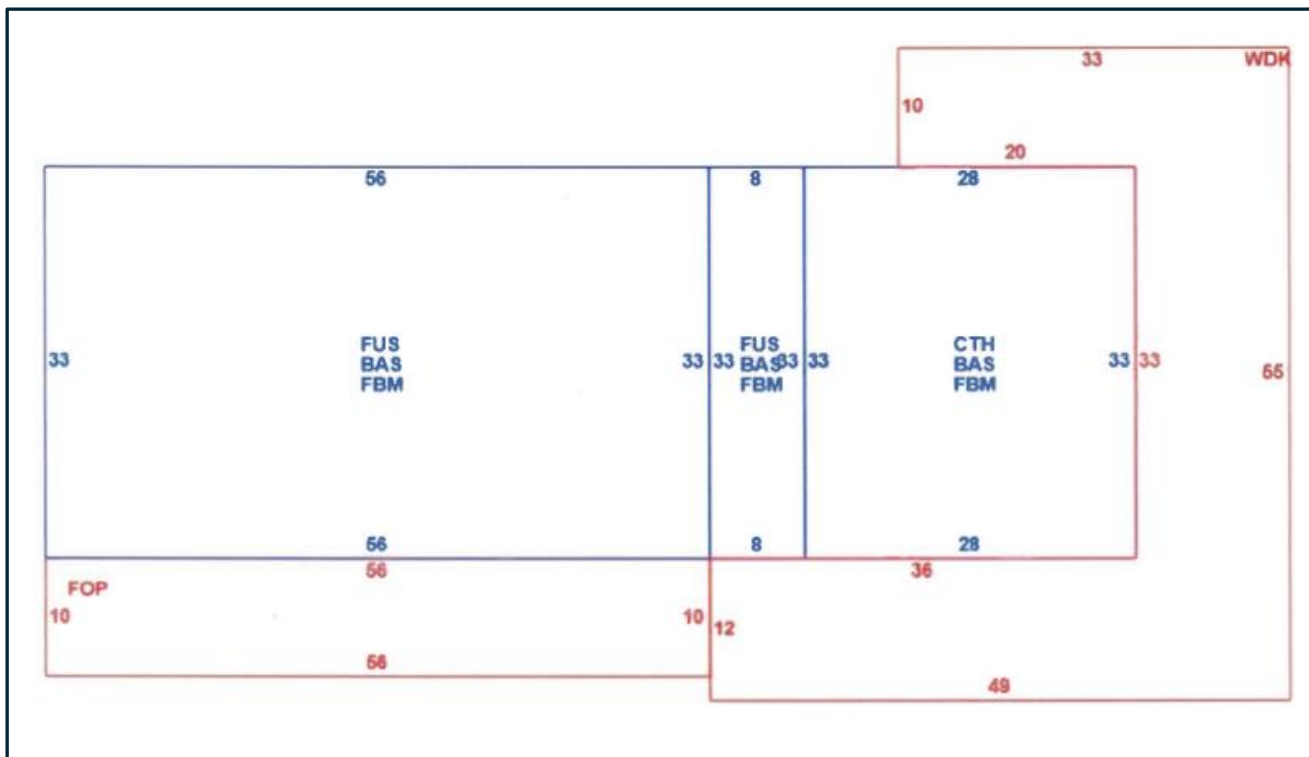
At this time, the Applicant does not plan to plant any trees, shrubs, or other plants on the property.

Code § 215-7.4(A)(6)

Building plans showing, at a minimum, the first-floor plan and all elevations, together with a schedule detailing the type, color, texture, of all exterior surfacing materials of all proposed principal buildings and structures and all accessory buildings and structures.

Below is a floor plan of the first floor of the main structure from Exhibit 20. A more detailed floor plan can also be found in Exhibit 24.

Exterior Surfacing Materials of Structures			
Structure	Type	Color	Texture
Main Structure	Vinyl	Light-yellow	Traditional siding
Shed Structure	Vinyl	Grey	Traditional siding
Shed Structure	Plywood	Red	Smooth



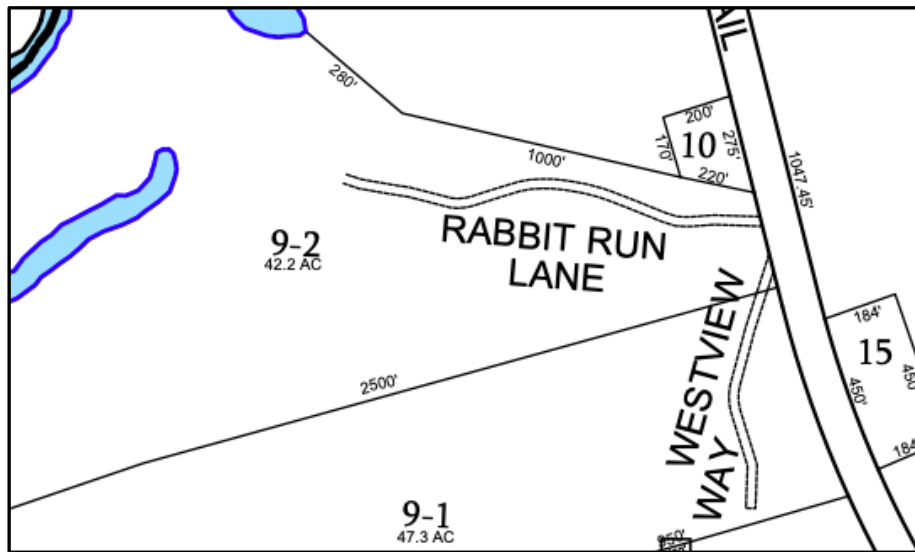
Excerpt from Exhibit 20, 2025 Subsurface Wastewater Disposal Application.

Site Plan Application – Pachamama Sanctuary
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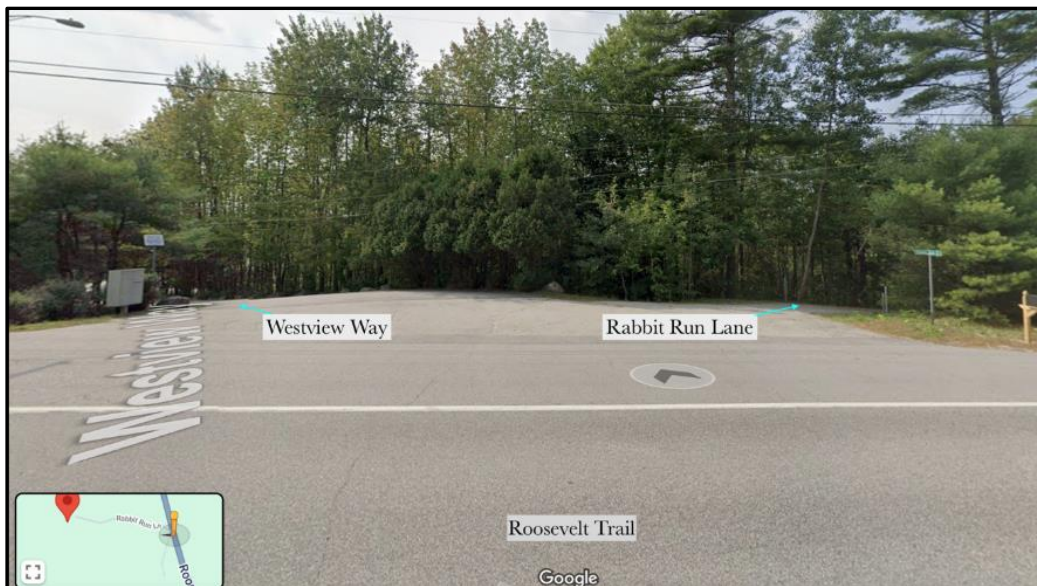
Code § 215-7.4(A)(7)

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

There is one existing right of way (ROW) on the property for “Westview Way,” which is the driveway to an abutting property. Westview Way connects to Route 302 through the Applicant’s parcel. As seen below, both Westview Way and Rabbit Run Lane appear as two separate driveways. Both Westview Way and Rabbit Run Lane are depicted on the Plan of Herbert C. Haynes, which is attached as Exhibit 11. The deeds for both the Applicant’s and abutter’s property incorporate the Plan of Herbet C. Haynes and are attached as Exhibit 25 and 26.



Source: Casco Tax Map 3



Source: Google Earth

Site Plan Application – Pachamama Sanctuary
50 Rabbit Run Lane, Casco, Maine 04015

Code § 215-7.4(A)(8)

Copies of all available state approvals and permits; provided, however, that the Planning Board may approve site plans subject to the issuance of specific state licenses and permits in cases where it determines that it is not feasible for the applicant to obtain them at the time of the site plan review.

The Applicant does not believe that any state permits are required for the change of use approval.

Safety Concerns

Pachamama Sanctuary and the Applicant recognize the nature of its religious services and ceremonies are unfamiliar to many. As reiterated above, our members participate in quiet, safe, and proctored ceremonies. Pachamama Sanctuary and the Applicant have been providing these services in a very safe manner without incident. There are no safety concerns related to the change of use of this property from residential to a church.

Exhibit Index

- Exhibit 1 – 50 Rabbit Run Lane Real Estate Listings
- Exhibit 2 – 2007 Town Building Permit
- Exhibit 3 – Letter from Previous Owner Jim Marshall to CEO
- Exhibit 4 – 2007 Home Occupation Permit and Conditions of Approval
- Exhibit 5 – Application for Site Plan Review
- Exhibit 6 – Authorization of Wingrove Scott Holdings, LLC
- Exhibit 7 – Land Installment Contract between Owner and Applicant
- Exhibit 8 – 500 Foot Abutters List
- Exhibit 9 – 500 Foot Abutters Map
- Exhibit 10 – Location of Property in Casco
- Exhibit 11 – Plan of Crooked River Lot of Herbet C. Haynes
- Exhibit 12 – Town Zoning Map 1
- Exhibit 13 – Town Zoning Map 2
- Exhibit 14 – National Wetlands Inventory Map
- Exhibit 15 – Photograph of Parking Area
- Exhibit 16 – USDA Soil Conditions Report
- Exhibit 17 – 2002 Subsurface Wastewater Application for Property
- Exhibit 18 – 2007 Subsurface Wastewater Application for Property
- Exhibit 19 – 2022 Subsurface Wastewater Application for Property
- Exhibit 20 – 2025 Subsurface Wastewater Application for Property
- Exhibit 21 – Online Property Record
- Exhibit 22 – Contour Map of Property
- Exhibit 23 – Flood Hazard Map of Property
- Exhibit 24 – Previous Owner Jim Marshall’s Building Plan for Property
- Exhibit 25 – Wingrove Scott Holdings, LLC Deed for 50 Rabbit Run Lane
- Exhibit 26 – Hartex, LLC Deed for 13 Westview Way