

July 22, 2026

John Weisman, CEO
Town of Casco
635 Meadow Road
Casco, ME 04015

Re: Minor Subdivision Revisions
Michael Meyer
Heath Road

Dear John:

As you know, we received an emailed memo dated July 20, 2026 from Doug Webster, Acting Casco Planner. We have reviewed this memo and offer the following responses. We have included the original comment and our responses (**bold**). Please find the following attached in support of these comments:

1. Final Subdivision Plans – 2-Lot Minor Subdivision – BH2M

Procedural Matters regarding abutters and Public Hearing notice

1. Regarding notification, the Casco SD Ordinance requires the applicant to notify abutting property owners within 500' with proof of mailing require (210-5.1, sub F).
Response: Mailings sent June 23, 2026 by BH2M.
2. Public notice of the Public Hearing is to be posted in a newspaper on general circulation twice with the date of the first publication at least 10 calendar days prior to the hearing. It is noteworthy that the State SD Statute requires the date of the first newspaper posted notice to be 7 days prior to the hearing; the practical upshot being that Casco's SD ordinance is slightly more restrictive than the State SD Statute.

Response: Public Notice was published in Portland Press Herald on June 24th, 2026 by BH2M.

Recommended Changes to the 6-30-26 Plan

- A. As stated in the memo for the 6-22-26 meeting, the building envelopes should be shown for both lots specifically showing that the envelope does not include either the road buffer area on Lot #1 and the stream (SZ) buffer area for Lot #2. The building envelope should end where the road/stream buffer begins to be clear as to the area that can be used for building.
Response: Building setbacks are now shown accordingly, (see Sheet 1).

- B. There does not appear to be a label for the building envelope either on the face of the plan or in the legend. There should be a clear indication on the plan that this is the building envelope for both lots.

Response: Building setbacks labeled on both Lots 1 & Lots 2 (see Sheet 1).

- C. For title clarity purposes, I suggest adding a note or language with in the “Remaining Lan”/Hancock lot that this lot was the first dividing prior to triggering subdivision review. I have seen such notes be very helpful in the current day and age of lending institutions becoming increasingly concerned with clear titles regarding subdivision.

Response: Plan Note #22 added to Sheet 1 and referenced on Hancock parcel.

- D. Current note #7 states the applicable zoning. It states that the subject parcel is in the Residential Zone. As the Board is aware, the NE portion of the property is a Shoreland district (Stream Protection sub-district). I suggest that note #7 be amended to reflect this additional Zoning district.

Response: Plan Note #7 on Sheet 1 has been updated accordingly.

- E. Current note #19 discusses waivers per the discussion at the 6-22-26 meeting. Based on this discussion, it is assumed that these two waivers may/will be granted at the upcoming 7-27-26 meeting. In anticipation of this, and per State SD Statute, I advocate that the anticipated date of the PB waivers (7-27-26) be added to this note #19. It is important the minutes for the upcoming PB meeting specifically include any such motions to grant waivers to buttress the note on the face of the recorded SD plan.

Response: Plan Note #19 on Sheet 1 has been updated accordingly.

If there are any questions or any additional information is needed, please let us know and we will be sure to provide it. We understand this project is scheduled to be before the Planning Board on July 27th, 2026 for a public hearing. As discussed with the board we wanted to get these plans to you as soon as we could to allow you ample time to review. Please let us know if any additional changes are needed. If not, we will plan to provide your office with final plans for the board to sign at the Planning Board meeting on July 27th, 2026. Thank you for your thorough review and we look forward to moving this project forward.

Sincerely,



Andrew S. Morrell
Project Manager