

April 21, 2025

John Wiesemann, Code Enforcement Officer Town of Casco 635 Meadow Road Casco, Maine 04105

Re: Major Subdivision Pre-Application Conference

Meadow Road Subdivision - 7 lots

RN Willey & Sons Excavating, Inc. - Applicant

Dear John:

On behalf of our client RN Willey & Sons Excavating, Inc., please find the enclosed Sketch Subdivision Plan and supporting information related to a proposed seven-lot subdivision on a 17-acre property located on Meadow Road. The property is depicted as "Lot 3" on a previous subdivision approved by the Casco Planning Board in 2007 and recorded in CCRD Plan Book 207, Page 410. The property is located in the Commercial Zoning District and the lots are intended for residential use.

There is no roadway construction proposed for the project, since the lots have sufficient frontage on Route 121 to meet the 300-foot requirement for each lot. We have proposed locations for driveway entrances on each lot based on site observations of vehicle sight distance and evaluation of topography, and we would like to discuss these driveway locations with the Planning Board before we apply to the Maine DOT for Driveway Entrance Permits.

We observed a potential stream on the southern portion of the property, and there may be a small area of wetlands adjacent to the stream. We have contracted with a wetlands evaluation specialist to perform a site visit and delineation, and we will include this information on the plans once the evaluation is complete.

Soils test pits will be conducted on each lot to demonstrate that the soils are suitable for on-site wastewater disposal. The Medium Intensity Soil Maps published by the USDA indicate that the site soils within the proposed development area are classified as Becket fine sandy loam, which is a well-drained soil that is typical of hillside land formations. We request that the Planning Board allow the Medium Intensity Soils Maps, Wetland evaluation and test pit data from the septic system evaluations be the basis of determining soil conditions for Net Residential Density calculations, and that a Class-A High Intensity Soil Survey not be required.

If you have any questions or require any further information, please don't hesitate to contact us.

Sincerely,

Dustin Roma

DM Roma Consulting Engineers

Dustin Roma, P.E.

President

Cc: RN Willey & Sons, Inc. – Applicant

DLN: **2700073**OUITCLAIM DEED WITH COVENANT

HANCOCK LAND COMPANY, INC., a Maine corporation, with a mailing address of 1267 Poland Spring Road, Casco, ME 04015 (the "Grantor"), FOR CONSIDERATION PAID, grants to RN WILLEY & SONS EXCAVATING, INC., a Maine corporation, with a mailing address of PO Box 28, South Casco, ME 04077 (the "Grantee"), with QUITCLAIM COVENANT, certain real property, together with any improvements thereon, located in the Town of Casco, County of Cumberland and State of Maine, more particularly described on **Exhibit A** attached hereto and made a part hereof.

For Grantor's source of title reference is hereby made to Quitclaim Deed with Covenant granted by Hancock Leasing Limited Liability Company to Hancock Land Company, Inc. dated February 14, 2018 and recorded in the cerdd in Book 34658, Page 90.

IN WITNESS WHEREOF, HANCOCK LAND COMPANY, INC. has caused this instrument

witness

HANCOCK LAND COMPANY, INC.

By:
Florian Knappe
Its Treasurer

State of Maine
County of White Name

County of White Name

County of White Name

Treasurer, thereunto duly authorized, this day of the day

PERSONALLY APPEARED the above-named Florian Knappe, Treasurer of said corporation in his said capacity, and acknowledged the foregoing to be the free act and deed of said corporation.

Samantha J. Adams Attorney-at-Law M.B.N. 5260

Notary Public/Attorney an Law

Commission Expires:

Print Name:

Before me,

DOC:12729 BK:41383 PG:207

RECEIVED - RECORDED, CUMBERLAND COUNTY REGISTER OF DEEDS

04/15/2025, 10:38:58A

Register of Deeds Jessica M. Spaulding E-RECORDED

Exhibit A

A certain lot of parcel of land with any improvements located thereon, situated in Casco, Cumberland County, Maine, bounded and described as follows:

Lot 3 as shown on a plan entitled "Survey Plan of Hancock Leasing Subdivision, Town of Casco, County of Cumberland, State of Maine", made for Hancock Leasing, LLC, by Main-Land Development Consultants, Inc., dated July 9, 2007 and recorded in the Cumberland County Registry of Deeds in Plan Book 207, Page 410.

Subject to all matters found of record encumbering the property, including rights, easements, conditions, covenants, and restrictions.

MEADOW RD

Location MEADOW RD **Mblu** 0010/ / 0002/ 3/

Acct# 3972 Owner HANCOCK LAND COMPANY

PID 2694 **Assessment** \$91,500

Building Count 1

Current Value

Assessment			
Valuation Year Improvements		Land	Total
2024	\$0	\$91,500	\$91,500

Owner of Record

Owner HANCOCK LAND COMPANY Sale Price \$0

Co-Owner Certificate

Address 1267 POLAND SPRING RD Book & Page 34658/0090 CASCO, ME 04015-3218

Sale Date 02/15/2018

Instrument 1B

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
HANCOCK LAND COMPANY	\$0		34658/0090	1B	02/15/2018
HANCOCK LEASING & LIABILITY COMPANY	\$0		0/0	1N	

Building Information

Building 1: Section 1

Year Built:

Living Area: 0 \$0 Replacement Cost:

Building Percent Good: Replacement Cost

Less Depreciation: \$0

Building Attributes			
Field Description			
Style: Vacant Land			

Model	
Grade:	
Stories:	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior FIr 1	
Interior FIr 2	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	
MHP	
BSM Gar	
FBM Area	

Building Photo



(https://images.vgsi.com/photos/CascoMEPhotos//default.jpg)

Building Layout

(ParcelSketch.ashx?pid=2694&bid=2694)

Building Sub-Areas ((sq ft) <u>Legend</u>
No Data for Building	Sub-Areas

Extra Features

Extra Features	<u>Legend</u>
No Data for Extra Features	

Land

Land Use		Land Line Valuat	tion
Use Code	1300	Size (Acres)	17.3
Description	RES ACLNDV MDL-00	Frontage	
Zone		Depth	
Neighborhood	50	Assessed Value	\$91,500
Alt Land Appr	No		
Category			

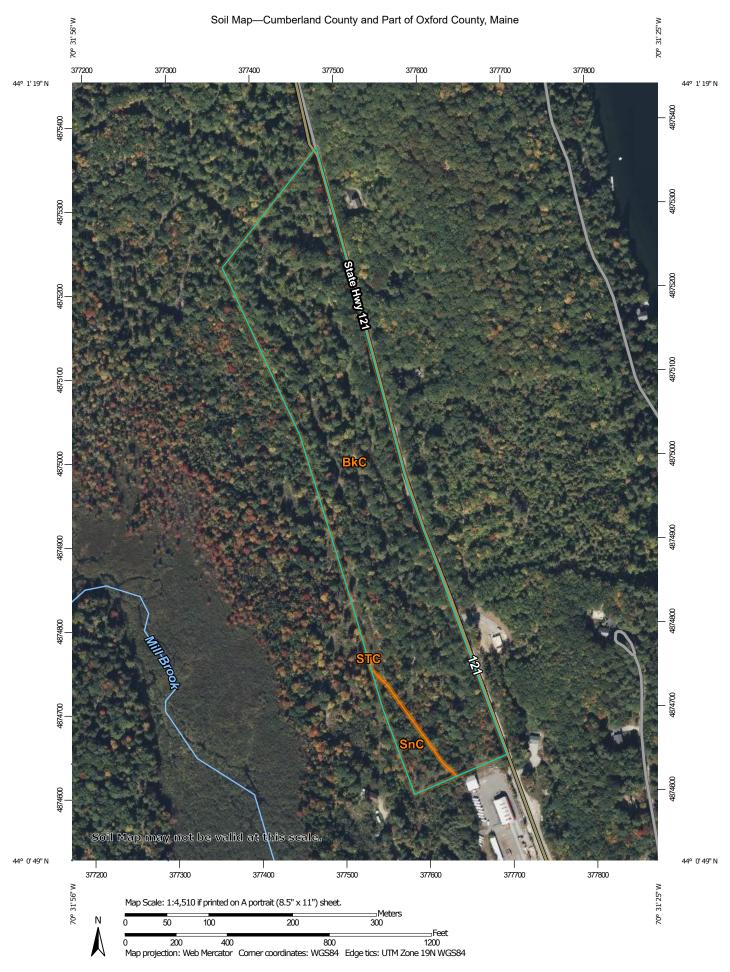
Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year Improvements Land Tota			
2023	\$0	\$60,500	\$60,500
2022	\$0	\$60,500	\$60,500
2021	\$0	\$60,500	\$60,500

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MAP LEGEND

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Water Features

Transportation

Background

Spoil Area

Stony Spot

Wet Spot

Other

Rails

US Routes

Major Roads

Local Roads

Very Stony Spot

Special Line Features

Streams and Canals

Interstate Highways

Aerial Photography

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Map Unit Polygons



Soil Map Unit Points

Special Point Features

Blowout

Borrow Pit

Clay Spot

Closed Depression

Gravel Pit

Gravelly Spot

Landfill

Lava Flow

Marsh or swamp

Mine or Quarry

Miscellaneous Water

Perennial Water

Rock Outcrop

Saline Spot
Sandy Spot

Severely Eroded Spot

Sinkhole

Slide or Slip

Sodic Spot

The soil surveys that comprise your AOI were mapped at 1:24.000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

MAP INFORMATION

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Cumberland County and Part of Oxford County, Maine

Survey Area Data: Version 21, Aug 26, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 19, 2020—Oct 29, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BkC	Becket fine sandy loam, 8 to 15 percent slopes, very stony	20.0	94.7%
SnC	Skerry fine sandy loam, 8 to 15 percent slopes, very stony	1.1	5.3%
STC	Skerry-Colonel association, 0 to 15 percent slopes, very stony	0.0	0.0%
Totals for Area of Interest		21.2	100.0%

Cumberland County and Part of Oxford County, Maine

BkC—Becket fine sandy loam, 8 to 15 percent slopes, very stony

Map Unit Setting

National map unit symbol: 2w9pp Elevation: 200 to 1,570 feet

Mean annual precipitation: 31 to 65 inches Mean annual air temperature: 36 to 52 degrees F

Frost-free period: 90 to 160 days

Farmland classification: Not prime farmland

Map Unit Composition

Becket, very stony, and similar soils: 85 percent

Minor components: 3 percent

Estimates are based on observations, descriptions, and transects of

the mapunit.

Description of Becket, Very Stony

Setting

Landform: Hills, mountains

Landform position (two-dimensional): Summit, shoulder, backslope

Landform position (three-dimensional): Mountainflank, mountainbase, interfluve, nose slope, side slope

Down-slope shape: Convex Across-slope shape: Convex

Parent material: Loamy lodgment till derived from granite and gneiss and/or schist over sandy lodgment till derived from

granite and gneiss and/or schist

Typical profile

Oi - 0 to 2 inches: slightly decomposed plant material

E - 2 to 4 inches: fine sandy loam
Bhs - 4 to 5 inches: fine sandy loam
Bs1 - 5 to 7 inches: fine sandy loam
Bs2 - 7 to 14 inches: fine sandy loam
Bs3 - 14 to 24 inches: gravelly sandy loam
BC - 24 to 33 inches: gravelly sandy loam
Cd - 33 to 65 inches: gravelly loamy sand

Properties and qualities

Slope: 8 to 15 percent

Surface area covered with cobbles, stones or boulders: 1.1 percent Depth to restrictive feature: 21 to 43 inches to densic material

Drainage class: Well drained

Capacity of the most limiting layer to transmit water

(Ksat): Moderately low to moderately high (0.01 to 1.42 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None Frequency of ponding: None

Maximum salinity: Nonsaline (0.0 to 1.9 mmhos/cm)

Available water supply, 0 to 60 inches: Low (about 5.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 6s

Hydrologic Soil Group: C

Ecological site: F144BY501ME - Loamy Slope (Northern

Hardwoods)

Hydric soil rating: No

Minor Components

Pillsbury, very stony

Percent of map unit: 3 percent
Landform: Hills, mountains
Landform position (two-dimensional): Footslope, toeslope
Landform position (three-dimensional): Mountainflank,
mountainbase, interfluve, nose slope, side slope

Microfeatures of landform position: Open depressions, closed depressions, closed depressions, open depressions

Down-slope shape: Concave Across-slope shape: Concave Hydric soil rating: Yes

Data Source Information

Soil Survey Area: Cumberland County and Part of Oxford County, Maine

Survey Area Data: Version 21, Aug 26, 2024

Cumberland County and Part of Oxford County, Maine

BkC—Becket fine sandy loam, 8 to 15 percent slopes, very stony

Map Unit Setting

National map unit symbol: 2w9pp Elevation: 200 to 1,570 feet

Mean annual precipitation: 31 to 65 inches Mean annual air temperature: 36 to 52 degrees F

Frost-free period: 90 to 160 days

Farmland classification: Not prime farmland

Map Unit Composition

Becket, very stony, and similar soils: 85 percent

Minor components: 3 percent

Estimates are based on observations, descriptions, and transects of

the mapunit.

Description of Becket, Very Stony

Setting

Landform: Hills, mountains

Landform position (two-dimensional): Summit, shoulder, backslope

Landform position (three-dimensional): Mountainflank, mountainbase, interfluve, nose slope, side slope

Down-slope shape: Convex Across-slope shape: Convex

Parent material: Loamy lodgment till derived from granite and gneiss and/or schist over sandy lodgment till derived from

granite and gneiss and/or schist

Typical profile

Oi - 0 to 2 inches: slightly decomposed plant material

E - 2 to 4 inches: fine sandy loam
Bhs - 4 to 5 inches: fine sandy loam
Bs1 - 5 to 7 inches: fine sandy loam
Bs2 - 7 to 14 inches: fine sandy loam
Bs3 - 14 to 24 inches: gravelly sandy loam
BC - 24 to 33 inches: gravelly sandy loam
Cd - 33 to 65 inches: gravelly loamy sand

Properties and qualities

Slope: 8 to 15 percent

Surface area covered with cobbles, stones or boulders: 1.1 percent Depth to restrictive feature: 21 to 43 inches to densic material

Drainage class: Well drained

Capacity of the most limiting layer to transmit water

(Ksat): Moderately low to moderately high (0.01 to 1.42 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None Frequency of ponding: None

Maximum salinity: Nonsaline (0.0 to 1.9 mmhos/cm)

Available water supply, 0 to 60 inches: Low (about 5.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 6s

Hydrologic Soil Group: C

Ecological site: F144BY501ME - Loamy Slope (Northern

Hardwoods)

Hydric soil rating: No

Minor Components

Pillsbury, very stony

Percent of map unit: 3 percent
Landform: Hills, mountains
Landform position (two-dimensional): Footslope, toeslope
Landform position (three-dimensional): Mountainflank,
mountainbase, interfluve, nose slope, side slope

Microfeatures of landform position: Open depressions, closed depressions, closed depressions, open depressions

Down-slope shape: Concave Across-slope shape: Concave Hydric soil rating: Yes

Data Source Information

Soil Survey Area: Cumberland County and Part of Oxford County, Maine

Survey Area Data: Version 21, Aug 26, 2024

Cumberland County and Part of Oxford County, Maine

SnC—Skerry fine sandy loam, 8 to 15 percent slopes, very stony

Map Unit Setting

National map unit symbol: 2w9pd Elevation: 160 to 1,540 feet

Mean annual precipitation: 31 to 65 inches Mean annual air temperature: 36 to 52 degrees F

Frost-free period: 90 to 160 days

Farmland classification: Farmland of local importance

Map Unit Composition

Skerry, very stony, and similar soils: 85 percent

Minor components: 3 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Skerry, Very Stony

Setting

Landform: Hills, mountains

Landform position (two-dimensional): Backslope, footslope Landform position (three-dimensional): Mountainflank, mountainbase, interfluve, nose slope, side slope

Down-slope shape: Convex Across-slope shape: Linear

Parent material: Loamy lodgment till derived from granite and gneiss and/or schist over sandy lodgment till derived from granite and gneiss and/or schist

Typical profile

Oa - 0 to 2 inches: highly decomposed plant material

E - 2 to 4 inches: fine sandy loam Bhs - 4 to 6 inches: fine sandy loam

Bs1 - 6 to 20 inches: gravelly fine sandy loam Bs2 - 20 to 25 inches: gravelly fine sandy loam Cd1 - 25 to 34 inches: gravelly loamy sand Cd2 - 34 to 65 inches: gravelly loamy sand

Properties and qualities

Slope: 8 to 15 percent

Surface area covered with cobbles, stones or boulders: 1.1 percent Depth to restrictive feature: 21 to 43 inches to densic material

Drainage class: Moderately well drained

Capacity of the most limiting layer to transmit water

(Ksat): Moderately low to moderately high (0.01 to 1.42 in/hr)

Depth to water table: About 19 to 34 inches

Frequency of flooding: None Frequency of ponding: None

Maximum salinity: Nonsaline (0.0 to 1.9 mmhos/cm)

Available water supply, 0 to 60 inches: Low (about 4.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified Land capability classification (nonirrigated): 6s

Hydrologic Soil Group: C/D

Ecological site: F144BY501ME - Loamy Slope (Northern

Hardwoods) Hydric soil rating: No

Minor Components

Pillsbury, very stony

Percent of map unit: 3 percent Landform: Hills, mountains Landform position (two-dimensional): Footslope, toeslope Landform position (three-dimensional): Mountainflank, mountainbase, interfluve, nose slope, side slope Microfeatures of landform position: Open depressions, closed depressions, closed depressions, open depressions

Down-slope shape: Concave Across-slope shape: Concave

Hydric soil rating: Yes

Data Source Information

Soil Survey Area: Cumberland County and Part of Oxford County, Maine

Survey Area Data: Version 21, Aug 26, 2024

