



N43292.000
September 4, 2026

Planning Board
Town of Casco
635 Meadow Road
Casco, ME 04015

RE: Request for Preapplication Conference – 44 Pine Hill Road for Lavoie Building & Remodeling, Inc.

Dear Planning Board Members,

Northeast Civil Solutions, on behalf of Lavoie Building & Remodeling, Inc., is requesting a pre-application conference for subdivision review for the property located at 46 Pine Hill Road. Initially the project was understood to be a simple lot split exempt from subdivision due to the homestead exemption rule. We have recently found out that the former owner sold her primary residence prior to conveying the property to the applicant and have been informed that a lot split of 46 Pine Hill Road will require planning board review and approval.

46 Pine Hill Road is an outsale from 66 Pine Hill Road and is a portion of the property identified on Tax Map 9, shown as Lot 15, and located within the Residential (R) Zoning District. The overall parcel is 4.51 acres in size, and we are proposing to divide the lot into two parcels with proposed Lot containing 1.98 acres and proposed Lot 2 containing 2.53 acres. Both lots exceed the minimum lot size of 80,000 square feet. Proposed Lot 1 will have road frontage and driveway access off Pine Hill Road. Lot 2 will front on Pine Hill Road but use a proposed back-lot right-of-way to obtain driveway access.

We look forward to discussing this project with the planning board at your next meeting. If you have any questions, or require additional information, please do not hesitate to email me at tmcdonald@nobis-group.com or contact me at 207-329-0370.

Respectfully,
NORTHEAST CIVIL SOLUTIONS

Troy F. McDonald, PLS
Director of Survey - ME

CC: Lavoie Building & Remodeling, Inc. - Applicant
File



SURVEYING ENGINEERING LAND PLANNING

Northeast Civil Solutions

A DIVISION OF NOBIS

www.nobis-group.com

N43292.000

September 2, 2026

Whom It May Concern:

I, Scott Lavoie, of Lavoie Building & Remodeling, Inc., authorize Northeast Civil Solutions to sign any and all applications, permit requests, and other paperwork in conjunction with the submission of municipal, federal, and/or state applications, as applicable, for the project located at 46 Pine Hill Road, Casco, ME. This authorization is not a contract for any work to be performed. Contracts and/or other correspondence are separate documents.


Signature

09/03/2026

Date

10.17.2025
LOCUS

(DLN): 3322290

WARRANTY DEED

Rosetta A. Andrews-Symonds of Steep Falls, Cumberland County, Maine, for consideration paid, grants to **Lavoie Building & Remodeling, Inc.**, a Maine Corporation of Sebago, Cumberland County, Maine (whose mailing address is 25 Rocky Road, Sebago, ME 04029) with Warranty Covenants, the following described real estate:

See "Exhibit A" Attached

For grantor's source of title, reference may be had to a portion of a deed from Timothy H. Symonds to Rosetta A. Andrews-Symonds & Timothy H. Symonds, dated October 19, 2007, and recorded in the Cumberland County Registry of Deeds, in Book 25600, Page 250. Timothy H. Symonds died October 31, 2022 leaving Rosetta A. Andrews-Symonds as the surviving joint tenant.

Any and all other rights, easements, privileges and appurtenance belonging to the granted estate are hereby conveyed.

This conveyance is made subject to the property taxes assessed against the premises, which said taxes are to be prorated between the parties hereto as of the date of delivery of this deed in accordance with 36 M.R.S.A., sec. 558.

Witness my hand and seal this 17th day of October, 2025.

WITNESS:

Rosetta A. Andrews-Symonds
Rosetta A. Andrews-Symonds

STATE OF MAINE
Cumberland, ss

October 17, 2025

Then personally appeared the above named Rosetta A. Andrews-Symonds and acknowledged the foregoing instrument to be his/her/their free act and deed.

Before me,

Megan Bingman
Notary Public, State of Maine
My Commission Expires September 2, 2032
Print Name: _____
Notary Public/Attorney at Law
Commission Expiration: _____

File No.: 2025-4261

File No: 2025-4261

"Exhibit A"

A certain lot or parcel of land, together with any improvements thereon, situated on the southwesterly side of Pine Hill Road, so-called, in the Town of Casco, County of Cumberland, and State of Maine, being more particularly bounded and described as follows:

Beginning at a point, being a found 5/8" iron rod with a red plastic cap marked "RLS 1284", at a stonewall corner, on the assumed southwesterly sideline of Pine Hill Road, so-called, said point being at the northwesterly most corner of the land now or formerly of George J. Sleeper, Trustee of the George J. Sleeper Revocable Real Estate Trust, as described in the deed recorded in the Cumberland County Registry of Deeds in Book 35958, Page 263;

Thence N 34° 50' 25" W, along said Pine Hill Road, so-called, being along a stonewall, 146.55 feet, to a set nail and washer in a stone wall;

Thence N 31° 14' 34" W, along said Pine Hill Road, so-called, being partially along a stonewall, 53.57 feet, to a found 5/8" iron rod, and the land now or formerly of Cynthia Jean Langley, as described in the deed recorded in the said Registry in Book 39068, Page 224;

Thence S 36° 37' 15" W, along said Langley, 215.88 feet, to a point;

Thence S 53° 22' 45" E, along said Langley, 11.22 feet, to a point;

Thence S 36° 37' 15" W, along said Langley, 4.00 feet, to a found 5/8" iron rod;

Thence N 53° 22' 45" W, along said Langley, 11.22 feet, to a point;

Thence S 36° 37' 15" W, along said Langley, 180.11 feet, to a set iron rod and cap;

Thence N 33° 54' 47" W, along said Langley, 195.12 feet, to a point at a stone wall, and the "66 Pine Hill Road Parcel" as shown on the Boundary Survey Map, referenced below, said point being S 33° 54' 47" E, along the boundary line between said Langley and said 66 Pine Hill Road Parcel, 4.90 feet, from a found 5/8" iron rod with cap marked "SURVEY INC PLS 586", at the westerly most corner of said Langley;

Thence S 36° 44' 36" W, along said 66 Pine Hill Road Parcel, being along a stone wall, 389.00 feet, to a set 3/8" iron rod and cap at a stone wall intersection, and the land now or formerly of David W. Dowling and Joyce L. Dowling, as described in the deed recorded in the said Registry in Book 15693, Page 67;

Thence S 52° 13' 45" E, along said Dowling, and the land now or formerly of Bruce Murley, as described in the deed recorded in the said Registry in Book 2753, Page 78, being along a stonewall, 372.96 feet, to a found 3/4" iron rod with cap with illegible markings, and said Sleeper;

Thence N 36° 29' 58" E, along said Sleeper, being along a stonewall, 236.52 feet, to a set iron rod and cap;

Thence N 36° 45' 06" E, along said Sleeper, being along a stonewall, 428.16 feet, to the point of beginning.

Containing 4.51 Acres, more or less.

SUBJECT TO the "Standard Easement Guying Only" from Timothy Symonds and Rosetta A. Andres-Symonds to Central Maine Power Company, dated July 19, 2012, and recorded in the said Registry in Book 29856, Page 330.

The Basis of Bearing for this description is GRID NORTH based on the Maine State Coordinate System West Zone, NAD 83 (Cors96) Epoch 2002, using an Altus APS-3 RTK GPS (Global Positioning System) receiver correcting using the Maine Technical Source RTK Network. The found iron rod and cap at the point of beginning is at a coordinate of NORTH 421275.2129, EAST 2870638.5332. The 2017 magnetic Meridian determined by hand compass was found to be 15°30' +/- West of GRID NORTH.

All said "set iron rod and cap"(s) are 5/8" rebar with a 2" diameter aluminum cap marked "SET BY ROBERT A YARUMIAN PLS 1303 LAND SURVEY MONUMENT".

All said "set 3/8 iron rod and cap"(s) are 3/8" rebar with a 1" diameter plastic cap marked "SET BY PLS 1303 - 2502".

All said "set nail and washer"(s) are a 1/4" diameter nail in a drill hole with a 2" diameter aluminum washer marked "SET BY ROBERT A YARUMIAN PLS 1303 LAND SURVEY MONUMENT".

This description is based on the "Boundary Survey Map for Rosetta A. Andrews-Symonds," dated May 29, 2025, prepared by Daniel T. Yarumian, PLS 2502, & Robert A. Yarumian II, PLS 1303 of Maine Boundary Consultants, LLC, Moderation Center, 8 River Road, P.O. Box 67, Buxton, Maine, 04093, and conforms to the Maine Board of Licensure for Professional Land Surveyors, Rules, of April 2001, Chapter 90, Standards of Practice.

46 PINE HILL RD

*Not yet added to Tax Map 9

Location	46 PINE HILL RD	Mblu	0009/ / 0015/ 3/
Acct#	3093	Owner	LAVOIE BUILDING & REMODELING, INC
Total Market Va...	\$285,200	PID	6469
Building Count	1		

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2026	\$228,200	\$57,000	\$285,200

Owner of Record

Owner	LAVOIE BUILDING & REMODELING, INC	Sale Price	\$133,250
Co-Owner		Certificate	
Address	25 ROCKY RD	Book & Page	41802/244
	SEBAGO, ME 04029	Sale Date	10/16/2025
		Instrument	1I

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
LAVOIE BUILDING & REMODELING, INC	\$133,250		41802/244	1I	10/16/2025
SYMONDS, TIMOTHY H	\$0		25600/0254		10/19/2007
SYMONDS, TIMOTHY H	\$0		25600/0250	1N	

Building Information

Building 1 : Section 1

Year Built:	2026
Living Area:	1,296
Replacement Cost:	\$374,090
Building Percent Good:	61
Replacement Cost Less Depreciation:	\$228,200

Building Attributes	
Field	Description
Style:	Ranch

Model	Residential
Grade:	Average +20
Stories:	1
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Laminate
Interior Flr 2	Ceram Clay Til
Heat Fuel	Gas
Heat Type:	Hot Water
AC Type:	
Total Bedrooms:	2 Bedrooms
Total Bthrms:	2
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	3
Bath Style:	Average
Kitchen Style:	Average
MHP	
BSM Gar	
FBM Area	

Building Photo



(/photos/CascoMEPhotos//\0012\9-15-3_12145.jpg)

Building Layout

(ParcelSketch.ashx?pid=6469&bid=4843)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,296	1,296
FGR	Garage, Framed	330	0
FOP	Porch, Open, Framed	168	0
UBM	Basement, Unfinished	1,296	0
UST	Utility, Storage, Unfinished	48	0
WDK	Deck, Wood	240	0
		3,378	1,296

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 1010
 Description SINGLE FAMILY
 Zone
 Neighborhood 50
 Alt Land Appr No

Land Line Valuation

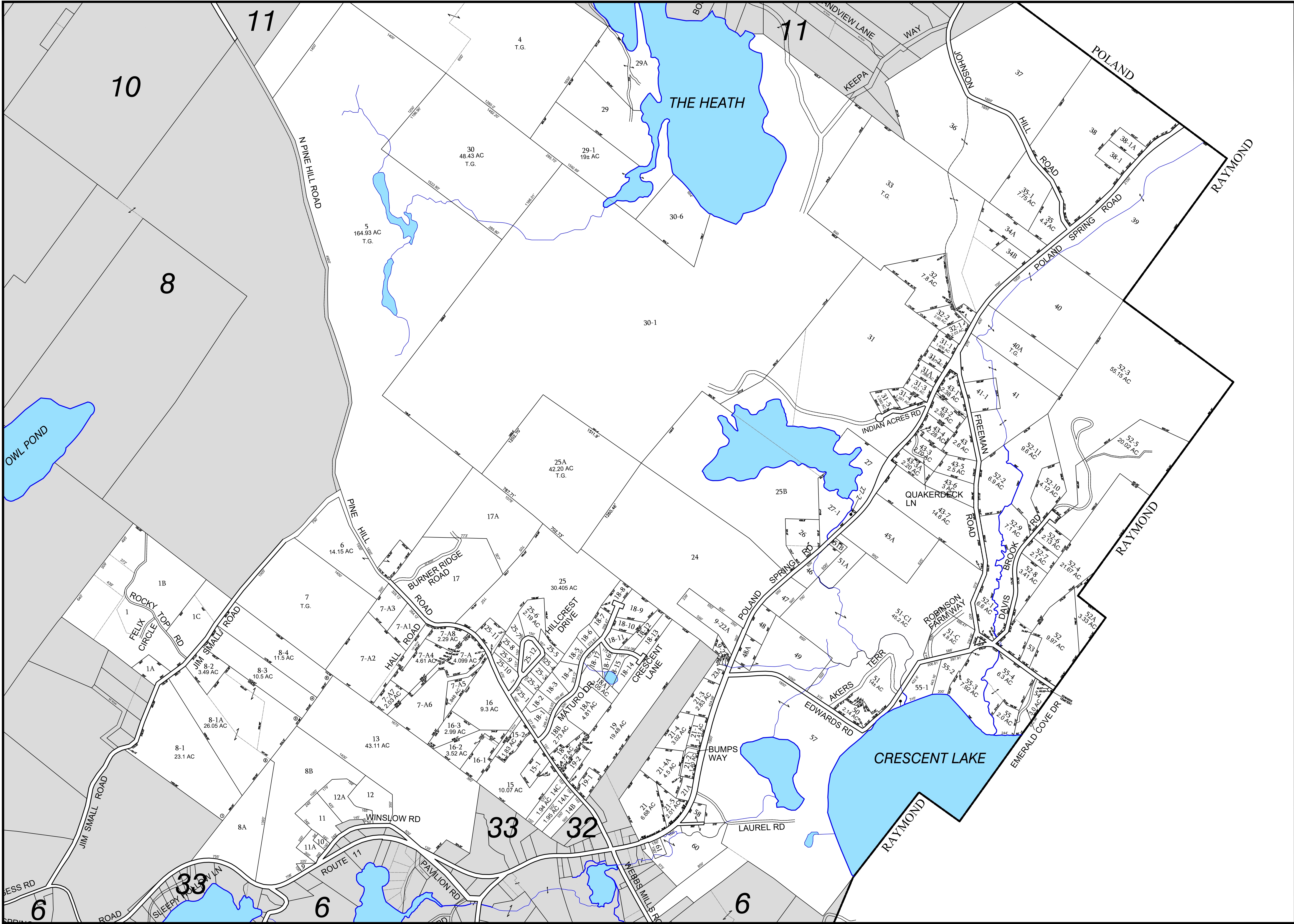
Size (Acres) 4.51
 Frontage
 Depth
 Total Market Land \$57,000

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2026	\$228,200	\$57,000	\$285,200

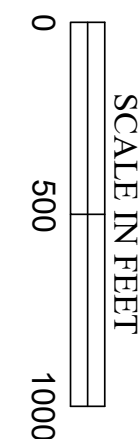


PROPERTY MAP
CASCO
MAINE



MAP LEGEND	
ABUTTING MAP NO. 11	LOT DIMENSION 146.6' x 46.5'
PARCEL NUMBER 3-1	PROPERTY LINES
SUBDIVISION LOT NO. ④	RIGHT OF WAY
ROADS	EASEMENT

REVISED TO APRIL 1, 2023
FOR ASSESSMENT PURPOSES ONLY.
THIS MAP IS NOT INTENDED FOR THE PURPOSE
OF PROVIDING A LEGAL DESCRIPTION.



CAI Technologies
Precision Mapping. Geospatial Solutions.

