

2003
COMPREHENSIVE PLAN



FOR CASCO, MAINE

June 11, 2003
Amended January 10, 2004
Amended June 13, 2007

The 2003 Comprehensive Plan for Casco, Maine was initially adopted at Town Meeting on June 11, 2003, contingent on a finding of “consistency” by the Maine State Planning Office. The SPO required a minor amendment to the Plan in order for it to be consistent with Maine’s Growth Management Laws. The amendment was subsequently adopted at a Special Town Meeting on January 10, 2004, which became the effective date of the Plan. Additional amendments were adopted at Town Meeting on June 12, 2007. These additional amendments have also been found consistent by the State Planning Office.

Comprehensive Plan Committee Members

Georgette Burgess
Pam Edwards
Lucille Griffin
Norm Heald
Richard Merk
David Morton
Susannah Swihart
Elwin Thorpe
Barbara Thorpe
Douglas Webster
Barbara York

Board of Selectmen

George Hanscom
Calvin Nutting
Barbara York

Planning Board

Frank Braman
Dale Doughty
David O’Connor
Ted Oren
Susannah Swihart
Lew Wetzel

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Part I

Plan Overview

Casco first adopted a Comprehensive Plan in 1987. Since that time, many things have changed. Our population has grown and families are more affluent. More demands have been placed on our emergency services volunteers, as well as other public services and facilities. The number of vehicles on our roads and streets has risen significantly. But there are some things that haven't changed, namely, the importance both year-round and seasonal residents place on the natural environment, the peace and quiet we enjoy, and our rural character. The 2003 Comprehensive Plan addresses both the growth of the town, and the natural environment that attracts many people to Casco in the first place.

This Plan tries to strike a balance between these important aspects of our town, and the equally strong emphasis placed on landowner rights. In fact, one could argue that the stewardship provided by many landowners is a result of their belief in landowner rights, and landowner responsibilities. Some people will no doubt argue that this Plan leans too far in one direction while others argue that it leans too far in the other. The proposals here are a compromise: what Casco, as a community needs to decide is whether, on the whole, this Plan represents a step in the right direction based on our values and beliefs.

The *highlights* of this Plan are:

- Major changes to the zoning ordinance for residential development: new residential districts, a potentially wider range of minimum lot sizes and possibly a limit on the issuance of building permits for new homes in our rural areas sometime in the future.
- More emphasis on preserving open space and protecting natural resources, by implementation of the Open Space Plan, ordinance changes and educational efforts.
- Recognition of the major role that educational costs have on our fiscal capacity and financial planning, and the growing need to work directly with the school district and its towns to predict future costs and advocate for meaningful tax reform at the state level.

These and other initiatives are laid out in more detail in Parts II and III of this Plan.

Why a Comprehensive Plan

In 1989 the State Legislature passed the Growth Management Act which sets out ten goals for municipalities to try to achieve. Since then, there has been legislation that has diluted the strength of the original Act; however, the overall goals remain the same. The first and most important goal is “to encourage orderly growth and development in appropriate areas of each community, while protecting the State’s rural character, making efficient use of public services and preventing development sprawl.”

Other goals address such interrelated topics as:

- Economic Resources
- Housing
- Transportation
- Public Services and Facilities
- Recreation
- Water Resources
- Other Natural Resources
- Agricultural and Forest Resources
- Historic and Archaeological Resources
- Fiscal Capacity

Since its first Plan in 1987, Casco has attempted to satisfy the state's requirements while making its Comprehensive Plan one that truly reflects the desires and needs of the town's residents. A Plan provides a cohesive and rational basis for Town Officials to make important public decisions and is a platform for truly democratic participation in town affairs. Whether the State requires it or not, Casco should not be without one.

Update Process

Casco's Comprehensive Plan Committee, made up of ten townspeople, used both a "top-down" and a "bottom-up" approach to gathering information about town goals and issues, and setting the course of action laid out in detail in the Plan. The top-down aspect sought high-level goals and community values; the bottom-up aspect reviewed and analyzed detailed information and data for potential opportunities and issues. A survey mailed out to households in June 2001 solicited input from residents and property owners. 734 completed surveys were returned. The Committee held formal and informal meetings with approximately 80 residents, and met with various Town committees, departments and officials to gather their ideas and opinions. The Committee also gathered information from other sources, such as town records, U.S. Census, and state and area agencies, so that the Committee's analyses and discussions would be backed by as much factual information as possible. The Committee also sponsored four additional public meetings in the late winter/early spring of 2003 to solicit citizens' opinions on the proposals for variety of topics.

Major Findings

In order to develop the elements of this Plan, it starts with high-level community goals, values and needs as expressed by citizens in the 2001 household survey and various public meetings. Four core values were identified: protecting natural resources and preserving rural character; fostering a sense of community; providing a safe and caring place for all its residents; and remaining resilient to change.

Core Values

Natural Resources: the protection of Casco's lakes and streams, which continue to provide human recreational activities and important habitat for a natural diversity of life forms; clean and abundant drinking water; and other aspects of the natural environment are all considered important to protect.

Rural Character: Casco's rural character is strongly tied to its natural resources. Without the continued stewardship of our natural resources, many aspects of what we value as rural character could disappear. Residents value the forests and the forested look. They want large tracts of forested land for their economic vitality, their recreational opportunities and their contribution to water protection, habitat and healthy air. In more developed areas of town they want to keep a forested look, with roads buffered by trees, tree-lined village streets and smaller pockets of forested land readily available to citizens no matter where in Casco they live. They like the core villages with their small-town feel, surrounded by less dense development of houses grouped together with plenty of undeveloped space in between.

Sense of community: citizens value the traditional spirit of volunteerism, as is evident with our rescue department and fire department, as well as in times of emergency, like during the Ice Storm of '98. We need to encourage neighborhood groups, keep citizens informed of town happenings and raise the level of participation at town meetings.

A safe and caring place: we want to be a place where people want to raise their families; where our homes and streets are safe; where people respect the rule of law; where employment opportunities abound, and all residents have safe and decent housing. We want to be a community that responds in time of need, whether that need is caused by a natural disaster or is the result of social conditions.

Resilient in the face of change: we want to continue to be a rural town with a rural look, but "rural" isn't the same as "stagnant". We can be progressive and still retain our core values. What we need is resiliency. We can keep our town in good financial health. We can foster diversity, which also promotes resiliency. We can foster diversity in many ways: diversity of residents, the types of skills they have and the jobs available; diversity in terms of natural habitats, and the plants and animals that reside there; and a diversity of volunteers with a wide variety of interests and perspectives. Resilience also relies on being able to anticipate problems and act on them before they escalate, and to identify opportunities and pursue them before they evaporate.

While this Comprehensive Plan does not address all of these values directly, all its goals, policies and strategies should be aligned with them, and they should be borne in mind as the Plan is implemented and as Town Officials make decisions.

Goals

The June 2001 Household Survey provided valuable information for formulating the goals and policies of the Plan. According to the survey, the most desirable qualities about living in Casco are:

- Natural Resources
- Peace and Quiet
- Rural Character

The most important natural resources are our water resources, both above ground and below ground. The desire for peace and quiet is reflected in our preference for slow residential and commercial growth, for recreational pursuits to be minimally disturbing to the environment, and for commercial development to be limited to small, non-intensive businesses in appropriate areas of town. Those characteristics of rural character most cherished are our forests, traditional village centers and open fields.

The survey results identified what respondents thought should be the top four goals of the Town:

- Protect Natural Resources
- Preserve Rural Character
- Limit the Property Tax
- Provide Quality Town Services

Issues and Concerns

The primary issues and concerns identified in public meetings, surveys returns and as a result of the analysis of the factual data were the following:

- Our surface waters are already threatened by invasive aquatic plants like variable leaf milfoil and phosphorus run-off.
- The current pace of residential growth is impacting the town's rural character.
- Casco has a wealth of human resources, but people seem to be less and less involved in Town affairs, as evidenced by low attendance at Town Meetings and the challenge of finding skilled volunteers for important activities.
- Some additional funding will have to be provided to adequately address Casco's needs. The present tax policy at the state level places a disproportionate share of the overall tax burden on local property taxpayers to fund education and other local needs. As Maine grapples with a substantial budget shortfall at the state level, more costs are likely to be shifted to municipalities, placing more of the tax burden, funded by local property taxes, on those least able to pay.
- Public safety issues and how public safety services are provided, now and in the future, need to be addressed.

Top Priorities

Based on the preceding discussion of the Town's values, goals and issues, the following items shall be given high priority:

- More pro-active protection of our water resources through organized volunteer efforts, changes to the Zoning Ordinance and educational efforts.
- Implementation of the Open Space Plan and changes to the Zoning Ordinance to help preserve Casco's rural character.
- Increased financial stability through development of a comprehensive municipal fiscal plan that encompasses school costs, integrates policies at other governmental levels and advocates for tax reform at the state level.
- More efforts to inform residents about and involve them in local town government.
- Additional support of our volunteer Fire Department and Rescue Department, and formation of a Public Safety Committee to address public safety issues.

These items are addressed more fully in Parts II and III, which lay out in more detail all the elements of the Plan.

Plan Implementation

In assessing the effectiveness of past plans, it is clear that much of what was accomplished depended on how realistic the plan was in terms of available resources, and how much ongoing oversight was provided. While past plans laid out and accomplished meaningful tasks, they identified more than could be done in a reasonable timeframe, and lacked ongoing follow-up to provide the necessary direction and guidance for those groups or individuals responsible for implementation. They also were not specific enough in identifying the group responsible for implementation, nor did they specify a timeframe for implementation. This Plan, too, identifies more than can be accomplished in the next five years (and perhaps the next ten years!) but all strategies identified have been assigned timeframes and a party responsible for their implementation.

To ensure the successful implementation of this Plan, it is important for the Board of Selectmen to:

- Designate a committee to provide oversight for Plan implementation.
- Establish needed committees to implement the Plan.
- Recruit volunteers for all committees with assigned implementation strategies.
- Provide adequate and ongoing funding to implement the Plan.

As part of Plan implementation, the implementation committee should:

- Provide direction and guidance to implementing groups.
- Follow up with other committees on a regular basis.
- Help identify obstacles and alternatives.
- Update Selectmen and Planning Board at least annually.

Document Organization

The remainder of this document provides the details of the implementation strategies, and the data and other information on which they are based.

- Part I is this Overview.
- Part II provides all the goals, policies and implementation strategies in one place. These are in alphabetical order by section name, as given in Part III. (There are no strategies for the Population and Demographics section and the Land Use in Casco section.) At the end of Part II is a chart that lays out some key measures for the town to track.
- Part III contains all the topics addressed by this Plan. Each topic is in its own separate section that typically provides a narrative with factual information and a discussion of the topic. If a section has associated implementation strategies, they are given at the end of the section, for reference.
- Part IV is the Appendix.

Part II

Goals, Policies and Implementation Strategies

Overview

This section lays out all the goals, policies and implementation strategies of the Plan. The following chart lists each topic of the Plan that requires a goal, along with the related policies and implementation strategies. Maine's Growth Management Law establishes a set of goals for municipal comprehensive plans to address, if applicable. These goals are listed below.

State Goals

1. To encourage orderly growth and development in appropriate areas of each community, while protecting the State's rural character, making efficient use of public services, and preventing development sprawl;
2. to plan for, finance, and develop an efficient system of public facilities and services to accommodate anticipated growth and economic development;
3. to promote an economic climate that increases job opportunities and overall economic well-being;
4. to encourage and promote affordable, decent housing opportunities for all Maine citizens;
5. to protect the quality and manage the quantity of the State's water resources, including lakes, aquifers, great ponds, estuaries, rivers, and coastal areas;
6. to protect the State's other critical natural resources, including without limitation, wetlands, wildlife and fisheries habitat, sand dunes, shorelands, scenic vistas, and unique natural areas;
7. to protect the State's marine resources industry, ports, and harbors from incompatible development, and to promote access to the share for commercial fishermen and the public;
8. to safeguard the State's agricultural and forest resources from development that threatens those resources;
9. to preserve the State's historic and archeological resources; and
10. to promote and protect the availability of outdoor recreation opportunities for all Maine citizens, including access to surface waters.

Each topic in the chart refers to the related State goal and lists one or more town goals as well.

Policies and Implementation Strategies

The policies of a Comprehensive Plan specify what approaches the municipality will take to address the goals. A policy is *what* a municipality will do to achieve a goal; an implementation strategy is *how and when* the municipality will carry out the policy.

Each strategy assigns a person or group responsible for completing the strategy and a target end date for the activity. If the strategy is one that requires ongoing action, it typically is given a start date by specifying SD in the “Start Date” column with the start date itself in the “End Date” column and ongoing in the “Ongoing?” column. If the activity is ongoing but has already started, then just “ongoing” is listed in the “Ongoing” column.

The following list shows all the abbreviations used in the WHO column and an explanation of their meanings.

Figure 1: List of Abbreviations

BOS	Board of Selectmen
CAP	Community Awareness Program Committee
CC	Conservation Committee
CEO	Code Enforcement Officer
CLAC	Casco Lakes Advisory Committee
CNTSC	Casco-Naples Transfer Station Council
FAC	Facilities Committee
FINC	Finance Committee
OSC	Open Space Committee
PB	Planning Board
PSC	Public Safety Committee
RC	Road Commissioner
REC	Recreation Committee
TA	Town Assessor
TM	Town Manager
TS	Town Staff

Measuring Outcomes

It is always important to keep in mind what the town is trying to accomplish as it implements the strategies outlined in the Plan. What changes are occurring to our water quality over time? Are we meeting the need for affordable housing? How many people attend Town Meeting? A list of key measures has been developed to track progress over time, and is included at the end of this section. These measures will help us decide whether the policies and strategies undertaken are effective for meeting our goals. They will be refined as we gain more experience and understanding as the Plan is implemented.

Figure 2: Goals, Policies and Implementation Strategies

TOPIC	GOALS AND POLICIES	STRATEGIES	WHO	START DATE	END DATE	ONGOING?
Agricultural Resources	Related State Goal(s):					
	To safeguard the State's agricultural and forest resources from development which threatens those resources.					
	Town Goal:					
	To protect the Town's rural character and its important agricultural resources.					
	Policies:					
	1. Protect important farmland from irreversible development.	A. Identify potentially important farmland parcels, based on soils, open space, rural character, etc., as part of the Open Space Plan.	OSC		Jun-04	
		B. Identify and educate landowners of farmland parcels regarding ways to protect their land.	OSC/CC		Sep-04	
		C. Work with willing landowners and local and state organizations to permanently protect farmland.	OSC/CC		Dec-04	
	2. Allow and encourage appropriate farming activities.	A. Review current zoning ordinance and propose changes: * ensuring that farming and related activities are allowed in appropriate districts; * limiting farming activities in some districts, e.g. village and commercial; * requiring appropriate buffering in residential districts.	PB		Jun-05	
	B. Educate residents about: * the available resources related to farming (Cooperative Extension, Department of Agriculture, Grange, 4-H, etc.); * the available resources related to farming (Cooperative Extension, Department of Agriculture, Grange, 4-H, etc.); * the use of open fields for hay or other production; * the Farm and Open Space Current Use Tax Program; * the appropriate application of sludge.	CC		Dec-05		
	C. Hold a local farming forum in conjunction with other towns and local and state agencies.	CC		Mar-05		

Figure 2: Goals, Policies and Implementation Strategies

TOPIC	GOALS AND POLICIES	STRATEGIES	WHO	START DATE	END DATE	ONGOING?
	3. Protect historically significant farm buildings.	A. See Historic and Archaeological Policies 1 and 2..				
Economic Resources	Related State Goal(s):					
	To promote an economic climate which increases job opportunities and overall economic well-being.					
	Town Goal:					
	To ensure slow, steady commercial and industrial growth in keeping with Casco's rural					
	Policies:					
	1. Ensure an attractive business environment for small businesses compatible with our values.	A. Provide an adequate telecommunications infrastructure.	BOS		Dec-07	
		B. Profile the types of businesses that fit Casco's character and values as described in the Comprehensive Plan and work toward attracting them.	BOS		Dec-05	
		C. Track Home Occupations annually for a more accurate picture of economic activity in Casco.	CEO	SD	Dec-04	ongoing
		D. Continue to fund regional economic development efforts, such as the Lake Region Development Council.	BOS			ongoing
		E. Review and propose additional Home Occupation Standards for different levels of use and in different districts.	PB		Apr-04	
		F. Pursue regional business park opportunities with area towns.	BOS	SD	Sep-03	ongoing
	2. Ensure Casco's ordinance allows for appropriate commercial and industrial uses.	A. Propose definition and performance standard changes to clarify "light industrial use" and manufacturing/processing.	PB		Apr-05	
		B. Review and propose ordinance language to ensure allowed commercial and industrial uses are consistent with values and character in appropriate districts.	PB		Apr-05	

Figure 2: Goals, Policies and Implementation Strategies

TOPIC	GOALS AND POLICIES	STRATEGIES	WHO	START DATE	END DATE	ONGOING?
		C. Conduct a townwide evaluation of the need for modification of Commercial District boundaries and standards. In the Rte. 302 Corridor, conduct the evaluation in conjunction with the Rte 302 Corridor master plan for Casco called for in the Transportation strategies of this Comprehensive Plan with participation from Maine DOT and neighboring towns. Consider whether to establish more than one type of Commercial District.	BOS		Dec-09	
		D. If the townwide evaluation of the Commercial District calls for changes, prepare zoning changes for consideration by the Town Meeting.	BOS		Dec-11	
Education	Related State Goal(s):					
	To plan for, finance and develop an efficient system of public facilities and services to accommodate anticipated growth and economic development.					
	Town Goal:					
	To provide quality education for Casco's children at a reasonable cost.					
	To change the funding of education to a more progressive					
	Policies:					
	1. Encourage more communications with SAD 61 and accountability to the Town and	A. Meet with Casco's School Board members on a semi-annual basis.	BOS	SD	Sep-03	ongoing
		B. Recommend additional ways for the school district to communicate with taxpayers, particularly those who do not have children in the public school system.	CAP		Jun-04	
		C. Request an analysis of the District's last five years' revenues.	BOS		Sep-03	

Figure 2: Goals, Policies and Implementation Strategies

TOPIC	GOALS AND POLICIES	STRATEGIES	WHO	START DATE	END DATE	ONGOING?
		D. Request a 10-year projection of the District's revenues and expenses that includes both operating costs and capital costs.	BOS		Sep-03	
		E. Make recommendations to change the way the budget referendum is organized to provide a meaningful veto power to voters.	BOS		Jul-04	
	2. Change the way public schools are funded.	A. Educate voters on the need for tax reform at the State level.	BOS		Sep-03	
		B. Meet with State legislators twice yearly and ask them to pass tax reform that will rely less overall on local property taxes.	BOS	SD	Jul-03	ongoing
		C. Lobby State legislators at least annually to more fully fund the State's share of education and education-related mandates.	BOS	SD	Jul-03	ongoing
		D. Lobby US congressmen and senators at least annually to fund education mandates at the promised 40% level.	BOS	SD	Jul-03	ongoing
Fiscal Capacity	Related State Goal(s):					
	To plan for, finance and develop an efficient system of public facilities and services to accommodate anticipated growth and economic development.					
	Town Goal:					
	To assure the ability of the Town to meet present and future needs while maintaining an appropriate undesignated fund balance, keeping debt below acceptable levels, and maintaining a stable					
	Policies:					
	1. Advocate for meaningful tax reform at the State level.	A. Continue yearly membership with Maine Municipal Association.	TM			ongoing
		B. Lobby our local legislators for tax reform.	BOS	SD	Jul-03	ongoing

Figure 2: Goals, Policies and Implementation Strategies

TOPIC	GOALS AND POLICIES	STRATEGIES	WHO	START DATE	END DATE	ONGOING?
		C. Educate voters on the need for tax reform at the State level.	BOS		Sep-03	
	2. Create and maintain a 10-year fiscal plan for Casco.	A. Develop projections of the School District's expenses for the next ten years.	BOS	SD	Dec-04	ongoing
		B. Expand the town's current capital budget to a 10-yr revenue and expense plan for all capital items.	FINC	SD	Dec-03	ongoing
		C. Develop projections for municipal operating revenues and expenses for the next ten years.	FINC	SD	Jun-04	ongoing
		D. Establish an acceptable debt limit for the town.	BOS		Dec-06	
		E. Establish needed reserve funds and add to them annually.	BOS	SD	Dec-03	ongoing
		F. Review financial details with Budget Committee at the beginning of each budget cycle.	FINC	SD	Jan-04	ongoing
		G. Develop measures for tracking the town's fiscal health.	FINC		Dec-05	
		H. Appoint or designate a group to research and make recommendations regarding implementation of impact fees to further the Town's open space and recreation capital investment goals.	BOS		Dec-08	
		I. Report recommendations regarding implementation of impact fees to further the Town's open space and recreation capital investment goals.	Des. Group		Dec-10	
	3. Educate townspeople on fiscal matters.	A. Recommend additions to financial information for inclusion in the 2003 and all future Town Reports.	FINC		Aug-03	
		B. Publish Town Report within 90 days after the end of the fiscal year.	BOS		Sep-03	
		C. Publish financial articles in a local newsletter.	FINC	SD	Dec-03	ongoing
		D. Maintain 10 years of municipal operating revenues and expenses in a computerized spreadsheet.	TM	SD	Jul-03	ongoing
	4. Implement GASB 34 in a timely way.	A. Create a detailed action plan for its implementation.	TM/FINC		Dec-03	
		B. Provide funding for GASB 34 implementation.	BOS		Jul-03	

Figure 2: Goals, Policies and Implementation Strategies

TOPIC	GOALS AND POLICIES	STRATEGIES	WHO	START DATE	END DATE	ONGOING?
Forest Resources	Related State Goal(s):					
	To safeguard the State's agricultural and forest resources from development which threatens those resources.					
	Town Goal:					
	To protect and enhance Casco's forest resources.					
	Policies:					
	1. Encourage use of our forests as a sustainable economic resource.	A. Identify and educate owners of forested land in Tree Growth and those parcels larger than 25 acres regarding: * The Tree Growth Tax Law; *Conservation options; * Technical assistance available to smaller woodlot owners; * The importance of managing forested land for landowner values.	CC		May-05	
		B. Provide code enforcement officer with informational brochures on conservation options, available technical assistance, etc. to give to interested landowners.	CC		Dec-05	
		C. In conjunction with state and regional agencies, hold a local forum for woodlot owners to discuss their issues and to present them with ideas for using their resource for economic gain.	CC		Oct-07	
2. Ensure that potential adverse environmental impacts of forest practices are minimized.	A. Educate woodlot owners regarding: * The connection between improper forest practices and diminished water quality; * Best Management Practices; * The importance of trees to overall environmental quality.	CC	SD	Dec-05	ongoing	
	B. Review the need for a local timber harvesting ordinance, including the need to address liquidation harvesting.	PB		Dec-06		
	C. Ensure strict enforcement of existing state and local regulations regarding timber harvesting practices and erosion and sedimentation control.	BOS	SD	Jul-03	ongoing	

Figure 2: Goals, Policies and Implementation Strategies

TOPIC	GOALS AND POLICIES	STRATEGIES	WHO	START DATE	END DATE	ONGOING?
	3. Maintain those aspects of rural character to which forests contribute.	A. Contact Maine Forest Service's Community Forester and Project Impact Coordinator for information on available programs and funding.	CC		Dec-05	
		B. Educate developers on the economic benefits of retaining a good stand of trees when harvesting in preparation for development.	CEO	SD	Jul-03	ongoing
		C. Appoint or designate a group to study and make recommendations concerning buffers along public roads.	BOS		Jun-08	
		D. Propose ordinance changes that encourage retention and/or creation of vegetated/forested buffers along public roads.	Des. Group		Dec-09	
		E. Conduct an inventory of significant village trees and assess their health and longevity.	CC		Dec-06	
		F. Develop a plan for "street" trees in village districts.	CC		Jun-07	
Future Land Use Plan	Related State Goal(s):					
	To encourage orderly growth and development in appropriate areas of each community, while protecting the State's rural character, making efficient use of public services, and preventing development sprawl.					
	Town Goal:					
	To preserve Casco's rural character while providing adequate areas for residential and					
	Policies:					
	1. Direct projected residential growth to growth areas, and divert it away from rural areas.	A. Apply for a state implementation grant. If approved, move date of next item out two years from grant approval date.	BOS		Dec-03	

Figure 2: Goals, Policies and Implementation Strategies

TOPIC	GOALS AND POLICIES	STRATEGIES	WHO	START DATE	END DATE	ONGOING?
		B. Develop and propose new zoning ordinance provisions that implement the Village, Residential, Rural Residential and Rural Districts in accordance with the information in the Future Land Use section of this Comprehensive Plan.	PB		Jun-05	
		C. Establish a municipal investment policy that targets investments in the Village and Residential Districts.	BOS		Jun-06	
		D. Develop a plan, with MDOT, for slowing traffic in Casco Village, South Casco Village and Webb's Mills Village.	BOS		Jun-05	
		E. Conduct an inventory of significant village trees and assess their health and longevity.	CC		Dec-06	
		F. Develop a plan for "street" trees in village districts.	CC		Jun-07	
		G. Track building permits and lot divisions by district on an annual basis.	CEO	SD	Jan-04	ongoing
		H. Propose new road construction standards in subdivisions that reduce construction costs, allow roads at an appropriate scale and promote interconnections.	PB		Jun-06	
		I. Investigate construction of pedestrian ways in new growth areas or existing Village Districts.	PSC		Dec-05	
		J. Study and make recommendations on lease and transfer of development rights.	BOS		Dec-07	
		K. Establish a group responsible for implementing the Open Space Plan.	BOS		Jun-08	
		L. Study and implement, if appropriate, a Rate of Growth Ordinance that diverts growth away from the Rural District and toward the growth areas.	BOS		2012	
	2. To ensure Casco's ordinance allows for appropriate commercial and industrial uses.	A. Review and propose additional Home Occupation Standards for different levels of use and in different districts.	PB		Apr-04	

Figure 2: Goals, Policies and Implementation Strategies

TOPIC	GOALS AND POLICIES	STRATEGIES	WHO	START DATE	END DATE	ONGOING?
		B. Propose definition and performance standard changes to clarify "light industrial use" and manufacturing/processing.	PB		Apr-05	
		C. Develop and propose ordinance changes to the Commercial District that implements the changes outlined in the Future Land Use section of this Comprehensive Plan.	PB		Apr-05	
	3.To discourage or prohibit growth in natural hazard areas.	A. Continue participation in the National Flood Insurance Program.	BOS			ongoing
		B. Continue to prohibit development on slopes in keeping with state and local regulations and recommendations.	PB			ongoing
Historic and Archaeological Resources	Related State Goal(s):					
	To preserve the State's historic and archaeological resources.					
	Town Goal:					
	To identify and preserve our historic and archaeological					
	Policies:					
	1. Strengthen protection of our known historic and archaeological resources.	A. Review and propose ordinance wording to protect known sites, historic buildings and sensitive archaeological areas. Consider: * An assessment of the impact of proposed development on adjacent or nearby National Historic Register-listed or eligible structures; * Stronger language to preserve the character of our traditional village areas and other early settlement locations.	PB		Jun-06	
		B. Require review by an MHPC-approved archaeologist for development in or near sites identified by MHPC as having historic or archaeological potential.	PB		Jun-06	
	2. Identify other important historic resources in Casco.	A. Seek volunteers to identify additional historic resources including all cemeteries.	BOS		Jun-04	

Figure 2: Goals, Policies and Implementation Strategies

TOPIC	GOALS AND POLICIES	STRATEGIES	WHO	START DATE	END DATE	ONGOING?
		an inventory of resources in consultation with the MHPC.	BOS		Dec-04	
		C. Encourage owners of significant resources to protect them by inclusion on the National Register.	BOS	SD	Jun-04	ongoing
	3. Preserve and disseminate the historic knowledge of Casco.	A. Educate and encourage town and citizen contribution to the Maine Memory Network sponsored by the Maine Historical Society.	CAP	SD	Oct-03	ongoing
		B. Encourage membership in the Raymond-Casco Historical Society.	BOS		Mar-04	
		C. Record the historical information of knowledgeable Casco residents.	BOS		Dec-04	
		D. Review and update the written history of Casco as necessary.	BOS		Dec-10	
		E. Create maps, brochures and other means to educate residents and visitors about Casco's historic roots, and make available on our website and at the LRDC, Bridgton Chamber of Commerce, etc.	BOS		Jun-06	
Housing	Related State Goal(s):					
	To encourage and promote affordable, decent housing opportunities for all Maine citizens.					
	Town Goal:					
	To provide opportunities for adequate and safe housing for all segments of Casco's population.					
	Policy:					
	1. Promote housing that is affordable to Casco residents with a target of at least 10% of new housing affordable to households that make less than 80% of median household income for the Portland MSA.	A. Continue to provide housing choices for senior citizens by allowing multifamily housing, Residential Care Facilities and Planned Residential Developments in appropriate areas.	PB			ongoing

Figure 2: Goals, Policies and Implementation Strategies

TOPIC	GOALS AND POLICIES	STRATEGIES	WHO	START DATE	END DATE	ONGOING?
		B. Continue to allow manufactured housing town-wide and Manufactured Home Park expansion in the MHP District.	PB			ongoing
		C. Propose accessory apartments wherever single family homes are allowed without requiring additional lot area where adequate wastewater capacity can be demonstrated.	PB		Jun-04	
		D. Re-examine the town's density bonus for affordable units in subdivisions, and propose refinements necessary to promote its use.	PB	SD	Jun-05	ongoing
		E. Develop a process to track affordable housing annually.	TA	SD	Dec-03	ongoing
		F. Determine availability, condition and price ranges of year-round rental housing in Casco, and develop a plan to address any deficiencies found.	BOS		Dec-05	
		G. List elderly housing as a permitted use in accordance with the Future Land Use Plan and matrix.	PB		Jun-03	
Other Natural Resources	Related State Goal(s):					
	To protect the State's other critical natural resources, including without limitation, wetlands, wildlife and fisheries habitat, shorelands, scenic vistas and unique natural					
	Town Goals:					
	To protect other important aspects of our natural environment.					
	Policies:					
	1. Ensure adequate protection of all wetlands, important habitats and other environmentally sensitive and unique natural	A. Develop an Open Space Plan and present for approval at Town Meeting.	OSC		Jun-05	

Figure 2: Goals, Policies and Implementation Strategies

TOPIC	GOALS AND POLICIES	STRATEGIES	WHO	START DATE	END DATE	ONGOING?
		B. Review current standards, identified resources, and definitions for the Streams and Wetlands District and propose amendments to the zoning ordinance and official zoning map using the information provided with "Beginning with Habitat".	PB		Apr-05	
		C. Educate the Planning Board and the Code Enforcement Officer on known significant habitats, as identified on the "Beginning with Habitat" maps.	OSC		Apr-04	
		D. Identify other significant habitats and geological features for protection as part of Open Space Plan.	OSC		Sep-04	
		E. Propose ordinance changes to better protect known significant habitats and locations of rare plants and animals, including requiring developer consultation with state agencies regarding impacts of all major subdivisions, and buffers around identified resources or features.	PB		Apr-05	
		F. Continue to fund the Town's existing Land Protection Fund at an annual level of at least \$20,000.	BOS	SD	Jan-04	ongoing
		G. Educate landowners on the existing options for protecting land from development.	OSC		Apr-04	
		H. Work with willing landowners and Loon Echo Land Trust to permanently protect the most valued areas.	OSC	SD	Sep-04	ongoing
		I. Appoint or designate a group to research and make recommendations regarding implementation of impact fees to further the Town's open space and recreation capital investment goals.	BOS		Dec-08	
		J. Report recommendations regarding implementation of impact fees to further the Town's open space and recreation capital investment goals.	Des. Group		Dec-10	
		K. Establish a group responsible for implementing the Open Space Plan.	BOS		Jun-08	
	2. Protect other important aspects of our natural environment.	A. Propose ordinance changes to control light pollution.	PB		Jun-07	

Figure 2: Goals, Policies and Implementation Strategies

TOPIC	GOALS AND POLICIES	STRATEGIES	WHO	START DATE	END DATE	ONGOING?
		B. Recommend town-wide performance standards regarding noise pollution.	PB		Jun-06	
		C. Propose ordinance changes for scenic viewsheds and visual impact analysis of proposed development.	PB		Jun-06	
Public Services and Facilities	Related State Goal(s):					
	To plan for, finance and develop an efficient system of public facilities and services to accommodate anticipated growth and economic development.					
	Town Goals:					
	Provide quality town services and facilities.					
	Foster an informed and involved citizenry.					
	Policies:					
	1. Ensure the public's safety and provide quality public safety services.	A. Evaluate the success of the stipend program for all public safety personnel and fund appropriately.	BOS		Jul-04	
		B. Explore a regional approach to public safety issues and services, including: discussions with Naples and Raymond a regional approach to policing services, regional cooperative buying for fire and rescue equipment, the possibility of a rural fire district; and regional dispatch alternatives.	PSC	SD	Jul-03	ongoing
		B.a. Make written proposal of findings and recommendations.	PSC		Dec-04	
		C. Determine need and timing for hired rescue department personnel.	PSC		Dec-05	
		D. Determine need and timing for hired fire department personnel.	PSC		Dec-05	
		E. Develop additional fire protection standards for subdivisions.	PB		Dec-05	

Figure 2: Goals, Policies and Implementation Strategies

TOPIC	GOALS AND POLICIES	STRATEGIES	WHO	START DATE	END DATE	ONGOING?
		F. Develop and implement a plan using existing law enforcement agencies to address public safety issues.	PSC	SD	Jul-04	ongoing
		G. Enforce current regulations regarding public safety issues.	BOS	SD	Jul-03	ongoing
	2. Provide adequate staff and salary levels.	A. Increase the responsibilities of the part-time planner to include such things as ordinance development, administrative paperwork and meetings with applicants for submission requirements.	BOS		Jul-04	
		B. Investigate the need for part-time road commissioner with an engineering background.	BOS		Jul-06	
		C. Provide additional direct customer service staffing.	BOS		Jul-04	
		D. Provide additional maintenance staffing.	BOS		Jul-04	
	3. Demonstrate continued professionalism in all Town Government functions.	A. Form a Town Government Study Committee to review town functions, such as: number of Selectmen; budget process handling – continue with an elected Budget Committee and an appointed Finance Committee, or combine the two; legislative process – continue with Town Meeting or change to Town Council; and functioning of boards and committees.	BOS		Nov-03	
		B. Review and revise guidelines and policies for all town boards and committees.	BOS		Sep-03	
		C. Attend relevant workshops, seminars and conferences annually.	BOS	SD	Jul-03	ongoing
	4. Implement GIS (Geographic Information Systems) for the	A. Acquire software for viewing and creating maps.	TM		Jul-04	
		B. Designate and train a principal GIS staff person.	TM		Jul-04	
		C. Allocate funds for continual upgrading of hardware and software.	TM	SD	Dec-03	ongoing
		D. Develop a set of maps suitable for newcomers and for posting on the town's website.	TM		Dec-04	
	5. Maintain and, when necessary, enhance Casco's municipal buildings and other facilities in a cost-effective manner.	A. Develop and adopt a capital investment policy that is consistent with directing growth toward specific areas.	BOS	SD	Dec-03	ongoing

Figure 2: Goals, Policies and Implementation Strategies

TOPIC	GOALS AND POLICIES	STRATEGIES	WHO	START DATE	END DATE	ONGOING?
		B. Refine the existing Capital Investment Plan (CIP) to include ten-year spending plan for all town buildings.	FINC		Dec-03	
		C. Improve traffic flow at Bulky Waste Facility and the Transfer Station.	CNTSC		Dec-05	
		D. Assess the need and timing for an additional scale at the Bulky Waste Facility.	CNTSC		Dec-05	
		E. Assess the need for additional municipal office space.	FAC		Dec-04	
		F. Install handicapped-accessible showers at Casco Town Hall (evacuation shelter).	BOS		Dec-04	
		G. Design and distribute materials to promote use of Grange Hall by private groups.	BOS	SD	Oct-03	ongoing
		H. Investigate and plan for wheelchair accessibility for the second floor of the Grange Hall.	BOS		Dec-05	
		I. Allow and encourage extension of Portland Water District water supply lines into Village and Residential Districts.	BOS			ongoing
	6. Communicate to townspeople on a regular and frequent basis.	A. Form a Community Awareness Program (CAP) Committee.	BOS		Dec-03	
		B. Hold at least one selectmen's meeting per year in South Casco and Webb's Mills.	BOS	SD	Jul-03	ongoing
		C. Encourage all Town boards and committees to post meeting notices on Channel 3 and the website calendar two weeks in advance.	BOS	SD	Jul-03	ongoing
		D. Advertise all Board of Selectmen's meetings in a designated newspaper, including major agenda items, one week in advance.	TM	SD	Jan-04	ongoing
		E. Post Selectmen's meeting minutes on website within one week of approval.	TS	SD	Jan-04	ongoing
		F. Add ordinances, property maps, the Comprehensive Plan and other information to Casco's website.	TM	SD	Sep-03	ongoing
		G. Improve technology for ease of updating Channel 3.	TM		Jul-04	
		H. Investigate the possibility of two public access cable channels, exclusively for Casco's use.	TM		Dec-05	

Figure 2: Goals, Policies and Implementation Strategies

TOPIC	GOALS AND POLICIES	STRATEGIES	WHO	START DATE	END DATE	ONGOING?
		I. Use email lists, Town Report and Town Meeting Warrant to enhance communications with Casco residents.	BOS	SD	Sep-03	ongoing
		J. Continue to publish a local newsletter at least twice a year.	BOS	SD	Jul-03	ongoing
		K. Advertise in a designated newspaper and on Channel 3 for a Town correspondent for area newspapers.	TM		Jul-03	
		L. Devise strategies for increasing citizen participation in town government.	BOS	SD	Dec-03	ongoing
	7. Encourage volunteerism for identified tasks.	A. Develop a list of current volunteer opportunities at the Town Office.- Post at the Town Office; Write appropriate articles for a local newsletter; - Post specific needs on website and Channel 3; - Contact local youth groups about volunteer needs.	BOS	SD	Sep-03	ongoing
		B. Develop and keep an updated list of potential volunteers.	BOS/TM	SD	Jul-03	ongoing
		C. Advocate with SAD 61 officials for making community service a mandatory graduation requirement.	BOS	SD	Sep-03	ongoing
Recreation	Related State Goal(s):					
	To promote and protect the availability of outdoor recreation opportunities for all Maine citizens, including access to					
	Town Goal:					
	To provide a variety of recreational opportunities for residents of all ages.					
	Policies:					
	1. Continue and expand the Town's existing recreational	A. Assess the need and timing for a paid recreational coordinator.	BOS	SD	Jul-03	ongoing
		B. Recruit and sustain a volunteer recreation committee.	BOS	SD	Jul-03	ongoing

Figure 2: Goals, Policies and Implementation Strategies

TOPIC	GOALS AND POLICIES	STRATEGIES	WHO	START DATE	END DATE	ONGOING?
		C. Continue to provide annual funding for recreational programs.	BOS			ongoing
		D. Develop a long-range plan to include programs for all age groups, and projected costs.	REC		Jun-04	
		E. Appoint or designate a group to research and make recommendations regarding implementation of impact fees to further the Town's open space and recreation capital investment goals.	BOS		Dec-08	
		F. Report recommendations regarding implementation of impact fees to further the Town's open space and recreation capital investment goals.	Des. Group		Dec-10	
	2. Help ensure that important private open space remains available for responsible public	A. Determine which landowners provide important open space and outdoor recreational opportunities for residents.	BOS		Jun-04	
		B. Meet with these landowners annually to identify their issues and determine how to assist them.	BOS	SD	Sep-04	ongoing
		C. Educate public on the threats to public use of private land, pertinent laws and what they can do to ensure continued use.	CAP	SD	Oct-04	ongoing
	3. Maintain existing town recreational facilities.	A. Determine responsibility for and timing of regular inspections of each facility.	BOS	SD	Sep-03	ongoing
		B. Ensure timely maintenance and repairs.	TM	SD	Jul-03	ongoing
		C. Promote neighborhood involvement in the care of town recreational facilities.	REC	SD	Apr-04	ongoing
Regional Coordination	Town Goal:					
	To make more effective decisions by coordinating plans and activities with area towns and					
	Policies:					
	1. Work with neighboring towns to protect our shared natural	A. Develop a plan with Naples to protect the Songo and Crooked Rivers and the Crooked River aquifer.	BOS		Dec-05	
		B. Sponsor an annual meeting of lake conservation groups with neighboring towns.	BOS		Dec-03	

Figure 2: Goals, Policies and Implementation Strategies

TOPIC	GOALS AND POLICIES	STRATEGIES	WHO	START DATE	END DATE	ONGOING?
		C. Develop a plan with Raymond, Otisfield, Poland and Oxford for joint protection of shared watersheds.	BOS		Dec-05	
		D. Meet at least annually with Portland Water District to discuss issues regarding Sebago Lake water quality.	BOS	SD	Mar-04	ongoing
		E. Continue to work with Portland Water District, Volunteer Lake Monitoring Program, Cumberland County Soil & Water Conservation District, Lakes Environmental Association, (the Southern Maine Lakes Association) and the Department of Environmental Protection on local and area water quality issues.	BOS			ongoing
		F. Hold a local forum in conjunction with neighboring towns for woodlot owners to discuss their issues and to present them with ideas for using their resource for economic gain.	CC		Oct-06	
		G. Hold a local farming forum in conjunction with neighboring towns and local and state agencies.	CC		Mar-05	
	2. Work with neighboring towns to preserve habitat and open space and coordinate open space linkages, such as trail systems and public access points.	A. Coordinate the work of the Conservation Committee and Open Space Committee with that of neighboring towns.	BOS	SD	Dec-03	ongoing
		B. Use regional "Beginning With Habitat" data and maps to help set coordinated priorities for habitat protection and to help integrate habitat protection and open space protection.	OSC		Sep-04	
		C. Consider coordinating local open space plans with the Cumberland County Regional Trails Plan and/or other plans already adopted and with existing trail and public access point networks.	BOS		Apr-04	
		D. Work with any regional 302 corridor committee and MDOT to help plan for trail system linkages via future bike lanes or pedestrian paths that could enhance regional or local open space linkages.	BOS	SD	Apr-04	ongoing

Figure 2: Goals, Policies and Implementation Strategies

TOPIC	GOALS AND POLICIES	STRATEGIES	WHO	START DATE	END DATE	ONGOING?
	3. Continue to coordinate with regional economic development efforts.	A. Continue to fund regional economic development efforts such as the Lake Region Development Council.	BOS			ongoing
		B. Pursue regional business park opportunities with area towns.	BOS	SD	Sep-03	ongoing
		C. Consider regional economic development, coordinated land use and transportation needs, as well as local values and community character, when reviewing Casco's ordinance for appropriate commercial and industrial uses.	PB		Apr-05	
	4. Encourage a regional approach to solid waste handling and public safety issues.	A. Meet semi-annually with Raymond and Naples officials to discuss the possibilities of shared services, such as: shared fire department services; shared public safety administrator; shared police services; shared rescue services; and shared dispatch services.	BOS	SD	Nov-03	ongoing
		B. Make a written report of findings and recommendations regarding shared public safety services.	BOS		Jun-06	
		C. Continue active participation in area and county meetings of fire, rescue and emergency management personnel.	BOS			ongoing
		D. Continue to sponsor the annual Household Hazardous Waste Collection day and investigate the possibility of additional hours or days.	BOS			ongoing
		E. Develop a plan for handling special wastes in keeping with current state law.	CNTSC		Sep-05	
		F. Continue participation in the Casco Naples Transfer Station and Lake Region Bulky Waste Facility.	BOS			ongoing
		G. Explore participation of additional towns with CNTSC and LRBWF.	BOS		Apr-04	
	5. Work regionally on Route 302 issues.	A. Continue our involvement with the Route 302 & You Committee.	BOS			ongoing
		B. Continue to actively participate in the MDOT's 302 Corridor Study.	BOS			ongoing

Figure 2: Goals, Policies and Implementation Strategies

TOPIC	GOALS AND POLICIES	STRATEGIES	WHO	START DATE	END DATE	ONGOING?
		C. When developing a 302 Master Plan, consider the needs and constraints of DOT and neighboring towns.	BOS		Dec-06	
	6. Pursue cost-effective regional coordination on municipal road improvements.	A. Work with Town Managers and Road Commissioners in neighboring towns to explore possibilities for more effective coordination of local road services.	BOS		Jul-04	
		B. Where feasible and cost-effective, apply jointly with other towns for inter-local project funding under the Rural Roads Initiative.	BOS		Jul-04	
		C. Explore options for jointly sharing the services of a road commissioner with neighboring towns.	BOS	SD	Jul-04	ongoing
	7. Work with MDOT and other towns to preserve capacity and safety on arterial highways and	A. Continue to work with MDOT to help implement the MDOT access management rules.	PB/CEO			ongoing
		B. Amend Casco's zoning, site plan and subdivision ordinances to provide incentives for shared access to high traffic volume business and residential developments, and encourage neighboring towns to do the same.	PB		Jun-05	
	8. Encourage a regional approach to land use policies.	A. Coordinate with neighboring town boards/committees on compatible land use plans, policies and standards along shared boundaries.	BOS	SD	Dec-03	ongoing
	9. Foster closer cooperation with SAD 61 and its towns.	A. Meet with State legislators twice yearly and urge them to pass tax reform that will rely less overall on local property taxes.	BOS	SD	Jul-03	ongoing
		B. Lobby State legislators to more fully fund the State's share of education and education-related mandates.	BOS	SD	Jul-03	ongoing
		C. Lobby US congressmen and senators to fund education mandates at the promised 40% level.	BOS	SD	Jul-03	ongoing
		D. Advocate for student field and classroom work that explores or works on local and regional topics, such as: Environmental issues; Local History; Civics – local and state government; Public Safety.	BOS	SD	Sep-03	ongoing

Figure 2: Goals, Policies and Implementation Strategies

TOPIC	GOALS AND POLICIES	STRATEGIES	WHO	START DATE	END DATE	ONGOING?
		E. Advocate with SAD 61 officials for making community service a mandatory graduation requirement.	BOS	SD	Sep-03	ongoing
		F. Investigate the possibility of hiring a financial analyst shared by the SAD 61 towns and reporting directly to the Boards of Selectmen to work with school officials on the school district's financial plans, budgets and reports.	BOS		Nov-06	
Transportation	Related State Goal(s):					
	To plan for, finance and develop an efficient system of public facilities and services to accommodate anticipated growth and economic development.					
	Town Goal:					
	To provide a safe and adequate public road system at a reasonable cost while minimizing negative environmental impacts.					
	Policies:					
	1. Manage road costs and implement a long-range plan for predicting future costs.	A. Investigate the need for a part-time road commissioner with an engineering background.	BOS		Jul-06	
		B. Determine future road construction and maintenance costs and include in the Capital Investment Plan (see Fiscal Capacity section).	BOS		Dec-03	
		C. Determine current service levels and volume limits of existing town roadways.	RC		Jun-07	
		D. Make recommendations regarding the feasibility of and guidelines for road impact fees.	PB		Dec-06	
		E. Propose new policy guidelines for private roads including: plowing and sanding, and road maintenance reimbursement.	RC		Dec-05	

Figure 2: Goals, Policies and Implementation Strategies

TOPIC	GOALS AND POLICIES	STRATEGIES	WHO	START DATE	END DATE	ONGOING?
		F. Propose land use performance standards for private roads and driveways including: access management onto municipal roadways and minimum construction standards.	PB		Dec-05	
		G. Determine the cost of winter maintenance for private and state roads separate from municipal roads.	BOS		Dec-04	
	2. Improve road safety.	A. Work actively with MDOT and regional 302 committees to address safety issues at Cry of the Loon, the intersection of Quaker Ridge and the South Casco Post Office.	BOS	SD	Jul-03	ongoing
		B. Work actively with MDOT to substantially reduce the number of accidents and the critical rate factor at the Pike's Corner intersection.	BOS	SD	Jul-03	ongoing
		C. Make recommendations for addressing speeding, ATV and other road safety issues.	PSC		Dec-03	
		D. Investigate construction of pedestrian ways in new growth areas or existing Village Districts.	PSC		Dec-05	
		E. Continue to work with MDOT to implement access management rules.	PB/CEO			ongoing
		F. Review and propose access management rules for major town roads not covered by state rules.	PB		Dec-03	
		G. Develop a Route 302 corridor master plan for Casco that considers aesthetics, safety, residential and commercial uses and traffic flow.	BOS		Dec-06	
		H. Develop a plan, with MDOT, for slowing traffic in Casco Village, South Casco Village and Webb's Mills Village.	BOS		Mar-05	
	3. Improve erosion and sedimentation control measures on Casco's roadways.	A. Ensure that all municipal roadwork is performed in accordance with the current state guidelines for erosion and sedimentation control and Best Management Practices (BMPs).	RC	SD	Jun-04	ongoing
		B. Correct erosion problems on town roads promptly.	RC	SD	Jul-03	ongoing
		C. Review the requirements for roads in the Watershed District, and consider its use for Thomas Pond.	PB		Dec-03	

Figure 2: Goals, Policies and Implementation Strategies

TOPIC	GOALS AND POLICIES	STRATEGIES	WHO	START DATE	END DATE	ONGOING?
Water Resources	Related State Goal(s):					
	To protect the quality and manage the quantity of the State's water resources, including lakes, aquifers, great ponds, and rivers.					
	Town Goals:					
	To protect the quality of our water resources, both above and below ground.					
	Policies:					
	1. Ensure appropriate town-sanctioned committees and adequate funding are in place to address water and other natural resource issues.	A. Form a Conservation Committee.	BOS		Nov-03	
		B. Determine the desired roles of the Conservation Committee and Casco Lakes Advisory Committee.	BOS		Oct-03	
		C. Provide funding annually for water quality protection activities for all waterbodies.	BOS		Jun-04	
	2. Support efforts to protect our waterways from invasive aquatic plants.	A. Continue to educate the public about the threats of invasive plants through such means as brochures at the Town Office, articles in the Casco Reporter and the annual display at Casco Days.	CLAC			ongoing
		B. Post appropriate signage at all public boat ramps in Casco and other boat launch areas.	CLAC	SD	May-04	ongoing
	C. Continue to coordinate local training for courtesy boat inspections.	CLAC			ongoing	
	D. Provide a boat inspection coordinator.	BOS	SD	May-04	ongoing	
	E. Recruit volunteers for boat inspections at all public boat ramps in Casco.	BOS		May-04		
	F. Coordinate local training on invasive plant identification and monitoring.	CLAC	SD	May-04	ongoing	
	G. Recruit volunteers to monitor all waterbodies annually for invasive plants.	CLAC	SD	Jul-03	ongoing	

Figure 2: Goals, Policies and Implementation Strategies

TOPIC	GOALS AND POLICIES	STRATEGIES	WHO	START DATE	END DATE	ONGOING?
		H. Map all known locations of invasive plant colonies in Casco waterbodies, and update annually.	CLAC	SD	Oct-04	ongoing
	3. Ensure regulations and enforcement measures are in place to protect the quality of surface waters.	A. Work with the State of Maine on jurisdictional responsibilities regarding surface waters.	BOS		May-04	
		B. Revise land use ordinance to assure a defined review process for subdivisions with waterfront access.	PB		Apr-05	
		C. Review ordinance wording of enforcement actions and penalties for water quality violations, and propose changes.	PB		Dec-04	
		D. Continue to require submission of an erosion and sedimentation control plan for development based on current DEP guidelines.	PB		Dec-04	
		E. Develop and propose a phosphorus ordinance town-wide.	PB		Jul-04	
		F. Review watershed district standards and sensitive watersheds, particularly for Thomas Pond, for inclusion in the Watershed District.	PB		Dec-05	
		G. Review critical areas for inclusion in the Resource Protection District.	PB		Dec-05	
		H. Ensure consistent enforcement of all existing laws and regulations.	BOS		Apr-04	
		I. Continue to provide 80K legal training for Code Enforcement Officer.	BOS			ongoing
		J. Review and revise the current Hazardous Materials Ordinance.	PB		Jul-05	
		K. Review compliance with stormwater management regulations in Village Districts.	BOS		Oct-04	
	4. Support lake-protection activities by local lake and road	A. Notify lake organizations about and encourage participation in lake-related workshops.	CLAC	SD	Jul-03	ongoing
		B. Attend the annual meetings of all Casco lake associations.	CLAC	SD	Jun-03	ongoing

Figure 2: Goals, Policies and Implementation Strategies

TOPIC	GOALS AND POLICIES	STRATEGIES	WHO	START DATE	END DATE	ONGOING?
		C. Develop a resource list of technical assistance and funding sources and disseminate information to associations.	CLAC		Apr-05	
		D. Assist in the formation of lake/road associations for all great ponds that do not already have one.	CLAC	SD	Jul-03	ongoing
		E. Assist Lake Associations in conducting watershed surveys, creating watershed management plans and conducting lake protection projects. Give first priority to watershed surveys for Coffee Pond, Parker Pond and Pleasant Lake.	CLAC	SD	Jan-04	ongoing
		F. Keep current records for each Great Pond to include:	CLAC	SD	Sep-03	ongoing
		- Name of association and primary contacts.				
		- Status of water quality monitoring.				
		- Data collected.				
		- Status and trends for each Great Pond.				
		- Status of Volunteer Courtesy Boat Inspection program.				
		- Status of invasive plant monitoring.				
		- Locations of any invasive aquatic plant colonies.				
		- Status of NPS pollution/watershed survey.				
		- Status of NPS pollution/watershed management plan.				
		G. Purchase quality DO (dissolved oxygen) testing equipment, and train lake volunteers on its use.	BOS		Jul-04	
	5. Ensure the quality and quantity of drinking water sources.	A. Meet with Portland Water District annually to discuss issues regarding Sebago Lake as a public water supply.	BOS	SD	Jan-04	ongoing
		B. Monitor and report on the water in the stream below the town's landfill for toxic substances and determine the frequency for re-testing.	BOS	SD	Sep-03	ongoing
		C. Explore the need for a future town water supply.	BOS		Dec-08	ongoing
		D. Review and propose additional protective measures for the aquifer overlay district, and ensure that it is mapped correctly based on current information.	PB		Jul-05	

Figure 2: Goals, Policies and Implementation Strategies

TOPIC	GOALS AND POLICIES	STRATEGIES	WHO	START DATE	END DATE	ONGOING?
		E. Advocate that state agencies monitor and report on aquifer water quality on a regular basis.	BOS	SD	Mar-04	ongoing
	6. Educate residents and Town Officials on water quality and related issues.	A. Update Selectmen and Planning Board on status of Casco lakes annually.	CLAC	SD	Feb-04	ongoing
		B. Develop and implement a plan for technical training for Board of Selectmen, Code Enforcement Officer, Town Manager, Harbor Master, Road Commissioner, road maintenance contractors and Planning Board regarding current water quality regulations and Best Management Practices.	BOS	SD	Mar-04	ongoing
		C. Develop a long-term strategy to educate residents on a regular basis regarding: Shoreland Zoning and other laws; water quality issues; appropriate behavior around wildlife (loons, ducks, geese, muskrats, etc.); rules and regulations of motorized watercraft and their safe use; identification and proper disposal of universal hazardous wastes; proper use of lawn and garden chemicals; and proper septic system maintenance.	CLAC		Jun-04	
	7. Participate actively in regional water quality efforts.	A. See Regional Coordination, Policy 1, Strategies A through E.				

Figure 3: Measuring Outcomes

Section	Desired Outcome	What to Track or Measure	Baseline	Source	Frequency
Housing	Exceed state goal of 10% of housing affordable to households that make less than 80% of median household income of the Portland MSA	Portland MSA median family income; sales prices of homes in Casco		Assessor's records	Annually
Surface Waters	Stable or increasing water quality for 10 Casco lakes and ponds	VLMP WQ assessments	2002 data	VLMP, DEP	Every 3 years
		# of lakes and ponds where dissolved oxygen is accurately measured.	2002	VLMP, town records, CLAC	Annually
Citizen Involvement	Double average attendance at Town Meetings in five years	# of registered voters in attendance	Average number of registered voters attending regular Town Meeting from 2000-2002	Town Clerk's records	Annually
Forest Stewardship	Less than a 5% loss in 5 years of acres/parcels enrolled in Tree Growth Tax Program.	# of acres, # of parcels in Tree Growth	Number of acres and parcels as of April 1, 2003	Assessor's records	Annually
Agricultural Resources	Less than a 10% loss in 5 years of available agricultural land	# of acres of open farmland	# of acres of open agricultural land as of 4/1/03	Assessor's records	Annually
Open Space	10% increase in the number of acres permanently protected in 5 years.	# of acres	# of acres protected as of April 1, 2003.	Assessor's records, OSC, Loon Echo Land Trust	Annually
Directing Growth	Greater than 55% of new residential development to in the Village and Residential Districts.	# of new housing permits issued.		CEO records	Annually
	Less than 30% of new residential development to occur in the Rural Residential District.	# of new housing permits issued.		CEO records	Annually
	Less than 20% of new residential development to occur in the Rural District.	# of new housing permits issued.		CEO records	Annually
Groundwater Quality	No reports of well contaminations	Calls to Code Enforcement Officer (CEO)		CEO records	Annually
Road Safety	Reduction in the Critical Rate Factor at Pike's Corner to a safe level in 5 years	Maine DOT's Critical Rate Factor		MDOT	Annually

Part III

Population and Demographics

Year-round Population

From 1990 to 2000, Casco's year round population rose from 3,018 to 3,469 people, a net increase of 451 people, and an increase of 14.9%. Over the same ten-year period, the Lake Region¹ as a whole grew from 16,706 to 19,673, an increase of 17.8%. Raymond grew fastest at 30%, and was the fourth fastest growing community in the County. During this same period, Cumberland County's year round population rose from 243,135 to 265,612 people, an increase of 9.2%, while the State of Maine grew at a rate of 3.8%.

During the 1980s, the Lake Region communities generally grew at rates that were faster than other parts of Cumberland County. From 1990 to 2000, all of them grew faster than Cumberland County did overall, although not as fast as the coastal towns of Scarborough, Falmouth and Cumberland. How Casco's population growth compared with other Lake Region communities is shown below, in Figure 4.

Figure 4: Population of Lake Region Towns, 1990 and 2000

Municipality	Census 2000	% of Lake Region	Census 1990	% of Lake Region	1990-2000 Change in Population	1990-2000 % Change in Population
Raymond	4,299	21.9%	3,311	19.8%	988	29.8%
Harrison	2,315	11.8%	1,951	11.7%	364	18.7%
Casco	3,469	17.6%	3,018	18.1%	451	14.9%
Naples	3,274	16.6%	2,860	17.1%	414	14.5%
Sebago	1,433	7.3%	1,259	7.5%	174	13.8%
Bridgton	4,883	24.8%	4,307	25.8%	576	13.4%
Lake Region	19,673	100%	16,706	100%	2,967	17.8%
Cumberland County	265,612		243,135		22,477	9.2%

Source: US Census Data, 2000.

Households

In 1990, there were a total of 1,057 households living in Casco. In 2000, the total number of households had risen to 1,327, an increase of 270 households, or 26%. From 1990 to 2000, the percentage of total households that were family households decreased from 79.8% to 72.2% while the percentage of total households that were non-family households increased from 20.2% to 27.8%. Married couple families decreased from 66.5% to 58.3% of total households. Female-headed family households increased from 8.7% to 10.4% of total households. People living alone increased from 15.1% to 20.2% of total households. Householders living alone who were 65 or older increased from 5.7% to 6.8% of total households.

¹ For purposes of this Plan, "Lake Region" refers to the towns of Bridgton, Casco, Harrison, Naples, Raymond and Sebago.

As percentages of total households, these figures reflect national trends showing a gradual decrease in married couple family households and increases in female-headed households, non-family households and householders living alone. Collectively, they contribute to another national trend, the gradual decrease in average household size. As the average household size decreases over time, the number of housing units required to house projected population growth increases.

Changes from 1990 to 2000 in the number of households for Casco and other Lake Region towns are shown in the following table.

Figure 5: Change in Number of Households, 1990 to 2000, Lake Region Towns

Census Year	Bridgton	Casco	Harrison	Naples	Raymond	Sebago	Total
1990	1,587	1,057	712	1,079	1,167	504	6,106
2000	1,924	1,327	920	1,297	1,616	584	7,668
% Change	21.2%	25.5%	29.2%	20.2%	38.5%	15.9%	25.6%

Source: US Census Data, 1990 and 2000

In 1990, average household size in Casco was 2.86 persons per household. In 2000, the average household size had slipped to 2.61 persons per household. The distribution of household sizes in Casco is shown in Figure 6 below.

Figure 6: Distribution of Household Sizes by Household Type, for Casco

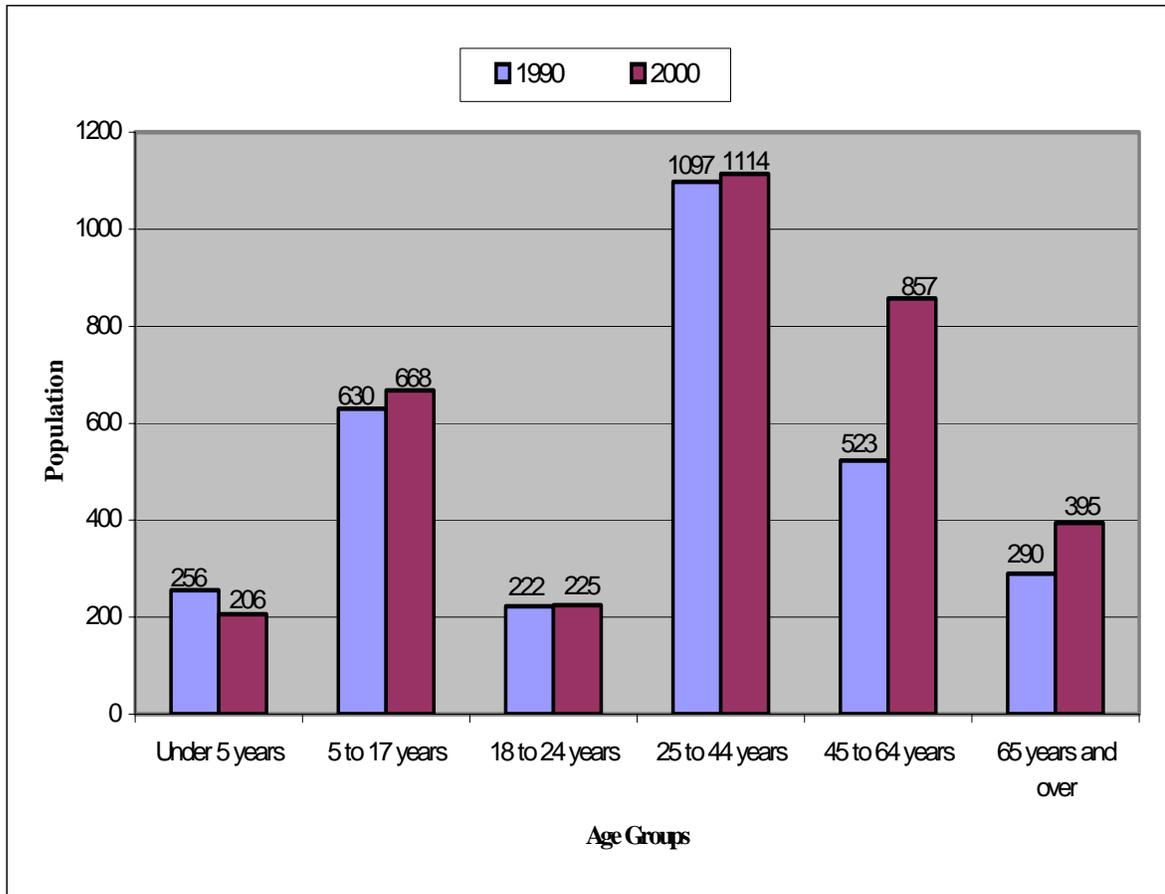
		Household Types		
		Family households	Non-family households	Total households
Household Size	Total Households	958	369	1327
	1-person households	0	271	271
	2-person households	419	79	498
	3-person households	238	12	250
	4-person households	193	4	197
	5-person households	72	2	74
	6-person households	23	0	23
	7-or more person households	13	1	14

Source: US Census Data, 2000.

Population Age Groups

In the chart in Figure 7, the major age groups in Casco are shown for the last two Census years. The chart shows a decrease in the under-5 age group, a slight increase in the 5 to 17 year age, very slight increases in the 18 to 24 and 25 to 44 age groups, a marked increase in the 45 to 64 age group, and a moderate increase in the 65 and older age group. In the year 2000 Casco's median age was 37.8 years.

Figure 7: Casco Age Groups, 1990 and 2000



Source: US Census Data, 1990 and 2000

The changes in age groups over the last ten years reflects the general trend, widely predicted for many years, that older age groups are increasing, both in absolute numbers and as a proportion of the total population, while under-18 age groups are declining, also in absolute numbers and as a proportion of total population. The most marked shift is in the age group from 45 to 64, increasingly occupied by the post-World War II baby boom generation, born between 1946 and 1964. In the year 1990, this generation was from 26 to 44 years old, which is completely within the 25 to 44 Census age group. In the year 2000, this generation was from 36 to 54 years old. This places a substantial portion of the baby boom generation in the 45 to 64 Census age group.

The moderate decrease in the number of people under 18 reflects that the baby boom generation is moving beyond child bearing age and the baby bust generation that follows it, which is in its child bearing years, is smaller. The increase in the number of people over 65 may reflect not only the national trend of people living longer, but also a local and regional trend of people retiring to previously seasonal homes, especially on lakes.

Taken together, the information on total population, households and population age groups paints the following picture. The additional 270 year-round households resulted in a population increase of 451 or 1.67 additional people per household. Focusing on the K-12 population, on average only one in seven new households resulted in an additional school-aged child. According to the 2000 census figures, there are also 50 fewer children under age five waiting to attend school than there were in 1990.

What this data doesn't tell us is whether or not the population increase in the last decade occurred relatively steadily. The section on housing provides additional data to shed light on this question.

Household Income

Household income in Casco and the Lake Region towns has grown considerably over the last ten years. Household income for Casco grew 48%, from \$28,133 in 1990, to \$41,629 in 2000. In that same time, per capita income grew from \$12,007 to \$19,306, an increase of 78.2%. Other Lake Region towns had household income gains between 22.3% (Harrison) and 50% (Bridgton), and per capita gains from 44.8% (Naples) to 63.5% (Raymond). Raymond continues to lead the income figures in absolute numbers as it did in 1990. However, it appears that Casco may be experiencing a “spill-over” effect as people who live here may have access to better paying jobs (perhaps by accepting longer commutes) or people moving here who may already have higher incomes.

Figure 8: Changes in Income for Lake Region Towns, 1990 to 2000

	Bridgton	Casco	Harrison	Naples	Raymond	Sebago	Average
Median Household Income 1990	\$24,428	\$28,133	\$29,009	\$27,721	\$40,133	\$29,219	\$29,774
Median Household Income 2000	\$36,722	\$41,629	\$35,478	\$38,141	\$52,224	\$40,391	\$40,764
Percent Gain	50.3%	48.0%	22.3%	37.6%	30.1%	38.2%	36.9%
Per Capita Income 1990	\$10,658	\$10,834	\$12,007	\$12,550	\$15,410	\$13,267	\$12,454
Per Capita Income 2000	\$17,352	\$19,306	\$17,898	\$18,176	\$25,193	\$18,995	\$19,487
Percent Gain	62.8%	78.2%	49.1%	44.8%	63.5%	43.2%	56.5%

Source: US Census Data, 1990 and 2000

The proportional make-up of households in Casco by various income levels is depicted in Figure 9 below.

Figure 9: Distribution of Households by Income Level

	Number	Percent
Households	1,324	100.0
Less than \$10,000	100	7.6
\$10,000 to \$14,999	101	7.6
\$15,000 to \$24,999	142	10.7
\$25,000 to \$34,999	153	11.6
\$35,000 to \$49,999	293	22.1
\$50,000 to \$74,999	278	21.0
\$75,000 to \$99,999	149	11.3
\$100,000 to \$149,000	64	4.8
150,000 to \$199,999	26	2.0
\$200,000 or more	18	1.4

Source: US Census Data, 1990 and 2000

Seasonal Population

In the summer months, the population of Casco swells with owners, renters and guests of seasonal homes and with campers and lodgers at area campgrounds, summer camps, inns and bed and breakfasts. Since 1990, the Point Sebago Golf/RV Resort and the expanded Camp Sunshine, among other new development, have substantially increased the number of seasonal homes.

The US Census lists a total of 573 seasonal housing units in Casco for the year 2000. A 1997 Summary of lodging and campsites in Casco by the Maine Department of Human Services, Health Engineering, lists 200 rooms and 836 campsites. The listing includes 480 campsites at Point Sebago. According to the Town there are 502 campsites at Point Sebago. They also have approximately 150 limited use park homes. Newly independent of Point Sebago, Camp Sunshine now has sufficient rooms to accommodate up to 40 families. Casco is also home to five waterfront summer boys' and girls' camps.

A reasonable estimate of the peak summer time population can be made by assuming that average seasonal household size is 4 persons per seasonal unit, that all available lodging rooms have been occupied at 2 persons per room, and that all summer camps are filled to capacity and adding that total to the year round population. Using these assumptions and data, the estimated peak seasonal population of Casco in 2002 is almost 8,000 people, bringing the total summer population to around 11,500.

Projected Growth in Population

Multiple forces will drive Casco's population growth over the next ten years. The continuing exodus from more populated areas as more people want to own or live in their own place will continue to affect Casco and other Lake Region towns that are within

commuting distance of decent employment opportunities. The availability of relatively inexpensive land in Casco, as land in Windham and Raymond comes under increasing development pressure, will put additional development pressure on Casco.

As the national and global economy continues to flag, low mortgage interest rates will also add to development pressure in the Lake Region. All Lake Region towns, including Windham, experienced the post 9-11 phenomenon in 2002, with housing starts jumping roughly 50% from previous years' numbers, as people in-state and out-of-state sought the appearance of safety in more rural settings. Lastly, the changing demographics will continue to result in smaller households as more older people build homes here to be used seasonally and start using homes, once used only seasonally, as year-round residences.

In other words, there will be continued social, economic, political and demographic pressure in Casco for additional homes.

The rationale for the population projections for 2012 is included in the section on Housing, together with the calculations for population and housing. Additional projection data on households and seasonal peak population is included in the following table.

Figure 10: Population Projections, 2012.

Total Population, 2012	4,477
Number of Households	1,932
Average Household Size	2.32
Seasonal Peak Population	13,000

Source: Comprehensive Plan Committee

The proportional make-up of the population by age group is based on the continuing demographic trends of fewer adults of child-bearing age, fewer school-aged children, a continuing exodus of the 18-24 age group, their return as they get older, and substantial increases in the baby-boom and older age groups.

Figure 11: Population Age Group Projections, 2012.

	1990	2000	2012
Under 5 years	8.5%	5.9%	5.0%
5 to 17 years	20.9%	19.3%	15.0%
18 to 24 years	7.4%	6.5%	7.0%
25 to 44 years	36.3%	32.2%	28.0%
45 to 64 years	17.3%	24.7%	30.0%
65 years and over	9.6%	11.4%	15.0%
	100.0%	100.0%	100.0%

Source: Comprehensive Plan Committee

The Maine State Planning Office (SPO) has produced population projections for Casco, as well as for all towns in Maine: the projections for Lake Region towns are included in Figure 12. The State Planning Office projections are much more conservative than those given above are.

Figure 12: Population Projections for Casco and Other Lake Region Towns

	Actual	Actual	Forecast	Forecast
	July 1, 1990	July 1, 2000	July 1, 2010	July 1, 2012
Bridgton	4,318	4,897	5,425	5,503
Casco	3,029	3,478	3,864	3,929
Harrison	1,957	2,323	2,649	2,699
Naples	2,873	3,282	3,590	3,655
Raymond	3,324	4,311	5,166	5,284
Sebago	1,263	1,436	1,584	1,614

Source: Maine State Planning Office, 2001.

Housing

Housing Units and Occupancy

There were a total of 1,958 housing units of all types in Casco in the year 2000 according to the US Census. Of this total 1,327 units, or 67.8%, were occupied, and 631 units, or 32.2%, were vacant. Of the total vacant units, 573, or 29.3% of total housing units, and 93.6% of vacant housing units, were seasonal² units. There were 58 units of housing that were vacant and not for seasonal, recreational or occasional use. The US Census calculates two vacancy rates, a homeowner vacancy rate, which reflects the percent of all non-rental, non-seasonal housing that is for sale, and a rental vacancy rate, which reflects the percent of all rental, non-seasonal housing that is not occupied. In Casco, the homeowner vacancy rate is 1.1%, and the rental vacancy rate is 6.5 %.

Total Housing Units, 1990-2000. The total of 1,958 housing units of all types in Casco represented an increase of 281 units over the total of 1,677 housing units in 1990. This is a 16.8% increase in the total number of units from 1990 to 2000.

Occupied Housing Units, 1990-2000. The total of 1,327 occupied housing units in Casco represented an increase of 270 units over the total of 1,057 occupied housing units in 1990. This is a 25.5% increase in the number of occupied units from 1990 to 2000.

Vacant, Not Seasonal Housing Units, 1990-2000. The total of 58 vacant, not seasonal housing units in Casco represented a decrease of 21 units from the total of 79 vacant housing units in 1990. This is a 26.6% decrease in the number of vacant units from 1990 to 2000.

Figure 13: Housing Units by Units in Structure For Lake Region Towns

Units in Structure	Bridgton	Casco	Harrison	Naples	Raymond	Sebago	Standish	Windham
1, detached	2,371	1,608	1,224	1,977	2,361	1,127	3,345	4,881
1, attached	147	29	8	73	28	11	22	184
2	114	42	26	10	54	14	82	240
3 or 4	103	8	8	29	22	1	54	334
5 to 9	61	24	2	24	28	2	22	134
10 to 19	21	5	0	0	7	0	0	27
20 to 49	38	0	3	0	0	0	0	34
50 or more	0	0	0	0	0	0	0	0
Mobile home or trailer	194	242	157	262	34	79	462	254
Other	14	0	2	6	0	6	0	0
Total Units	3,063	1,958	1,430	2,381	2,534	1,240	3,987	6,088

Source: 2000 US Census

1. Definitions: 1-Unit, Detached--This is a 1-unit structure detached from any other house. Such structures are considered detached even if they have an adjoining shed or garage. 1-Unit, Attached--This is a 1-unit structure that has one or more walls extending from ground to roof separating it from adjoining structures. Mobile Home or Trailer--Both occupied and vacant mobile homes to which no permanent rooms have been added are counted in this category. Mobile homes or trailers used only for business purposes or for extra sleeping space and mobile homes or trailers for sale on a dealer's lot, at the factory, or in storage are not counted in the housing inventory. Other--This category is for any living quarters occupied as a housing unit that does not fit the previous categories. Examples that fit this category are houseboats, railroad cars, campers, and vans.

² The US Census defines a "seasonal" unit by its *current use*, not by its type of construction.

Structure Types

The most recent data available showing the number of housing units by structure type in Casco comes from the 2000 Census. Figure 14 shows approximate changes in the distribution and number of housing units by units in structure between 1990 and 2000.

Figure 14: Comparison of Structure Types by Number and Percentage, 1990 and 2000.

	Single family	Two unit	3 or 4 unit	5 to 9 unit	10 to 19 unit	20 to 49 unit	50 or more unit	Mobile home/trailer	Other	Total units
1990	1,452	29	14	28	0	0	0	137	17	1,677
	87%	2%	1%	2%	0%	0%	0%	8%	1%	100%
2000	1,637	42	8	24	5	0	0	242	0	1958
	84%	2.1%	0.4%	1.2%	0.3%	0%	0%	12.4%	0%	100%

Source: US Census Data, 1990 and 2000.

Figure 14 shows a trend over the last ten years of a slight decrease in the proportion of the total housing stock that is in single family homes, about 3%, and an increase in the proportion of total mobile homes by about 4%. Most of the increase in mobile homes came from the “park” homes at Point Sebago that are not year-round by Town ordinance. All categories of multifamily housing kept relatively constant in their proportion of the total housing stock, varying by less than 1% in all cases.

Housing Age and Condition

Information on housing age and condition is included in the town assessor’s database. This database tracks structure and units somewhat differently from the census data, so the data will not match in most cases. For example, the following table does not include single-wide mobile homes and travel trailers. According to the Town Assessor’s database, in 2001, there were a total of 1,692 housing units, including doublewide manufactured/mobile home units. There were 180 additional single-wide manufactured/mobile homes on individual lots, and 137 manufactured homes located in the Club Sebago section of Point Sebago Resort. These latter homes are “limited use” homes, and are not available for year-round residency. Adding all of these (1,692 + 180 + 137) brings the total to 2,009 housing units of the same types counted by the US Census. The Assessor’s database contains more recent information than the census, and reflects additional housing units.

Figure 15 shows the housing stock listed in the Assessor’s 2001 database, broken down according to the period in which it was built, how many structures were built in each period, how many units are in all the residential structures built in each period, how many structures are single family, two family, three family, six family and ten family structures, and what their quality and condition are rated as by the Assessor. Note that the year or period in which a multifamily structure was built may not reflect when units were added to the structure.

Figure 15: Housing Age, Quality and Condition by Number of Units in Structure

Year Built	Total Structures	Total Units	Structures by # of Dwelling Units Each					Single Family		Multifamily	
			Single Family ¹	Two	Three	Six	Ten Family	Average Quality Rating ²	Average Condition ³	Individ. Quality Ratings:	Individ. Condition
1750-1849	35	38	32					2.9	4.5		
				1						2	1
				1						3	6
				1						3	8
1850-1899	57	62	53					2.8	4.4		
				1						3	6
				1						2	2
				1						3	4
					1					3	2
1900-1919	35	36	34					2.9	4.7		
				1						3	2
1920-1949	231	238	225					2.7	4.7		
				1						3	2
				1						3	4
					1					3	4
1950-1969	389	402	378					2.7	4.8		
				1						2	4
				1						3	6
				1						3	6
				1						3	6
				1						3	4
				1						3	6
				1						2	6
				1						3	2
				1						3	4
					1					2	4
					1					4	6
1970-1979	325	328	322					2.9	5.3		
				1						2	2
				1						3	4
				1							
				1							
				1							
				1						2	4
1980-1989	301	320	295					2.9	5.7		
				1						3	4
				1						3	4
				1						3	6
					1					3	6
						1				3	6
							1			3	1
1990-1999	227	228	226					3.0	4.3		
				1						3	4
2000-2001	40	40	40					3.3	4.0		
Totals											
Units		1692	1605	56	15	6	10				
Structures	1640		1605	28	5	1	1				

Source: 2001 Casco Assessor's Records. **Notes:** 1. Includes doublewide mobile homes, but not singlewide mobile homes, park mobile homes or travel trailers. 2. Assessor's Quality Ratings: 6 = highest rating, 1 = lowest rating. 3. Assessor's Condition Ratings: 8 = Excellent, 7 = Very Good, 6 = Good, 5 = Above Average, 4 = Average, 3 = Below Average, 2 = Fair, and 1 = Poor

It is difficult to be precise about the age of units when some units were added on to structures long after their original construction date. But we can say that less than 0.5% of Casco's housing units

are in structures that were originally built before 1800. 5.5% are in structures that were originally built between 1800 and 1899. 16.1% of units are in structures originally built between 1900 and 1949. 75.5% of units are in structures built between 1950 and 1999, and 2.3% in structures built in 2000 or 2001.

Housing Tenure

In 1990, a total of 866 units (82%) of the occupied year round housing units in Casco were owner-occupied. 191 units (18%) were renter-occupied. By 2000, a total of 1,096 units or 83% of the occupied year round housing units in Casco were owner-occupied. A total of 231 (17%) were renter-occupied. These proportional changes reflected a net gain of 230 year round owner-occupied units, and 40 year round rental units over the 10-year period.

Figure 16: Housing Occupancy and Tenure Summary

	Total Units	Occupied Year Round Units	Owner-Occupied Units	Renter-Occupied Units	Seasonal Units	Vacant, Not Seasonal Units
1990	1,677	1,057	866	191	541	79
2000	1,958	1,327	1,096	231	573	58

Source: US Census Data, 1990 and 2000.

Seasonal Housing

Demand for seasonal housing is strong in Casco. Seasonal homes exist on every major waterbody in Casco. In addition, there are homes scattered throughout town that are used seasonally, primarily in the summer when the snowbirds come back from their warmer winter haunts. Point Sebago Resort, adjacent to Sebago Lake State Park on the northern shore of Sebago Lake, has over 150 seasonal homes currently (January 2003), with an approved potential build-out of approximately 500 homes. The rate of construction at Point Sebago has escalated in the last year since the town’s approval of larger seasonal homes.

According to census information, the total of 573 seasonal housing units in Casco represented a net increase of 32 units from the total of 541 seasonal housing units in 1990. This is a 5.9% increase in the number of seasonal units from 1990 to 2000. Note, however, that approximately 100 seasonal units were built during this time period in Point Sebago alone. Whether the seemingly small change in seasonal units recorded by the census data really indicates a large number of homes previously used seasonally are now being used as year-round residences is not entirely clear.

Housing Affordability

The State of Maine requires that municipal housing policies strive to achieve that at least 10% of new housing units, or whatever greater percentage is necessary to meet the need, shall be affordable to households earning less than or equal to 80% of median household income for the area. The State Planning Office defines three thresholds of income for determining affordability. A “very low income household” has a gross income less than or equal to 50% of the applicable region or MSA median income. A “low income household” is a household with a gross income over 50% but less than 80% of median income, and a “moderate income household” is one having a gross income greater than 80% but less than 150% of median income.

The State Planning Office defines what is an affordable sales price and what is an affordable monthly rent based on the idea that housing costs for any household should be no more than 30% of its gross monthly income for renters and between 28-33% for homeowners. For renters, housing costs are defined as including rent and basic utility and energy costs. For owners, housing costs are defined as mortgage principal and interest payments, mortgage insurance costs, homeowners' insurance costs, real estate taxes, and basic utility and energy costs, with monthly mortgage payments to be based on down payment rates and interest rates generally available to lower and moderate income households.

Figure 17 shows an analysis for Casco of the affordability of owner-occupied and rental housing using median household income for both Casco and the Portland Metropolitan Statistical Area (MSA), of which Casco is a part. In determining affordability for renters, a \$200/month figure for basic utility and energy costs was included; for homeowners, no basic energy and utility costs were factored in, and a middle figure of 30% for the cost of principal, interest, taxes and insurance was used.

Looking at the data for affordable home prices in Figure 17, we see that 22% of the homes sold in 2001 would be considered affordable to very low income households; 58% of homes affordable to low income households; and 88% of homes sold affordable to moderate income households. The same information is given in the table for just new homes built in 2001, compared to all those that sold in 2001. It shows that 9% of the homes built in 2001 would be considered affordable to very low income households; 34% of homes affordable to low income households; and 47% affordable to moderate income households.

For rental units, 19% of them would be considered affordable to very low income households; 58% affordable to low income households; and 67% affordable to moderate income households.

Figure 17: Housing Affordability Analysis

Affordable Home Calculations				
	Portland MSA	Portland MSA	Portland MSA	Casco
Median Income	\$ 44,707	\$ 44,707	\$ 44,707	\$ 41,629
% of Median Income	50%	80%	150%	80%
Income based on % of Median Income	22,354	35,766	67,061	33,303
30% of Monthly Income	559	894	1,677	833
Homeowner's Insurance	300	300	300	300
Real Estate Taxes (mil rate of 15.0) (Annual)	1,106	1,801	3,423	1,674
Available for Mortgage Payment	442	719	1,366	668
Loan Amount (10% down, 30 yrs at 7%)	\$66,386	\$108,080	\$205,360	\$100,417
Affordable Purchase Price	\$73,763	\$120,089	\$228,177	\$111,575
Affordable Rental Calculations				
Median Income (from above)	\$ 44,707	\$ 44,707	\$ 44,707	\$ 41,629
% of Median Income	50%	80%	150%	80%
Income based on % of Median Income	22,354	35,766	67,061	33,303
30% of Monthly Income	559	894	1,677	833
Basic Utility Costs per Month	200	200	200	200
Available for Monthly Rent Payment	359	694	1,477	633

Affordable Homes in Casco	Sold in 2001		Built in 2001	
	Number	Percent	Number	Percent
Sales Price less than \$73,763	19	22%	3	9%
Sales Price less than \$111,575	42	49%	11	34%
Sales Price less than \$120,089	49	58%	15	47%
Sales Price less than \$228,177	75	88%	29	91%
Total Homes Sold (Built)	85	100%	32	100%
Affordable Rental Units in Casco	Number	Percent		
Less than \$200/month	0	0%		
From \$200 to \$299	25	11%		
From \$300 to \$499	63	28%		
From \$500 to \$749	81	36%		
From \$750 to \$999	29	13%		
From \$1,000 to \$1,499	5	2%		
Over \$1,500	0	0%		
No Cash Rent	23	10%		
All Rental Units	226	100%		
Interpolated from Census Data				
Less than \$359/month	44	19%		
Less than \$633/month	131	58%		
Less than \$694/month	151	67%		
Less than \$1,477/month	203	90%		

Sources: US Census Data, 2000 for median household incomes and rental prices; Casco Assessor's records for sales prices and home values. Note: Actual sales prices from property deeds were used for the "Sold in 2001" values; for the "Built in 2001" values, the larger of an actual sales price, if available, or the assessed value adjusted by the State's 100% valuation ratio, was used.

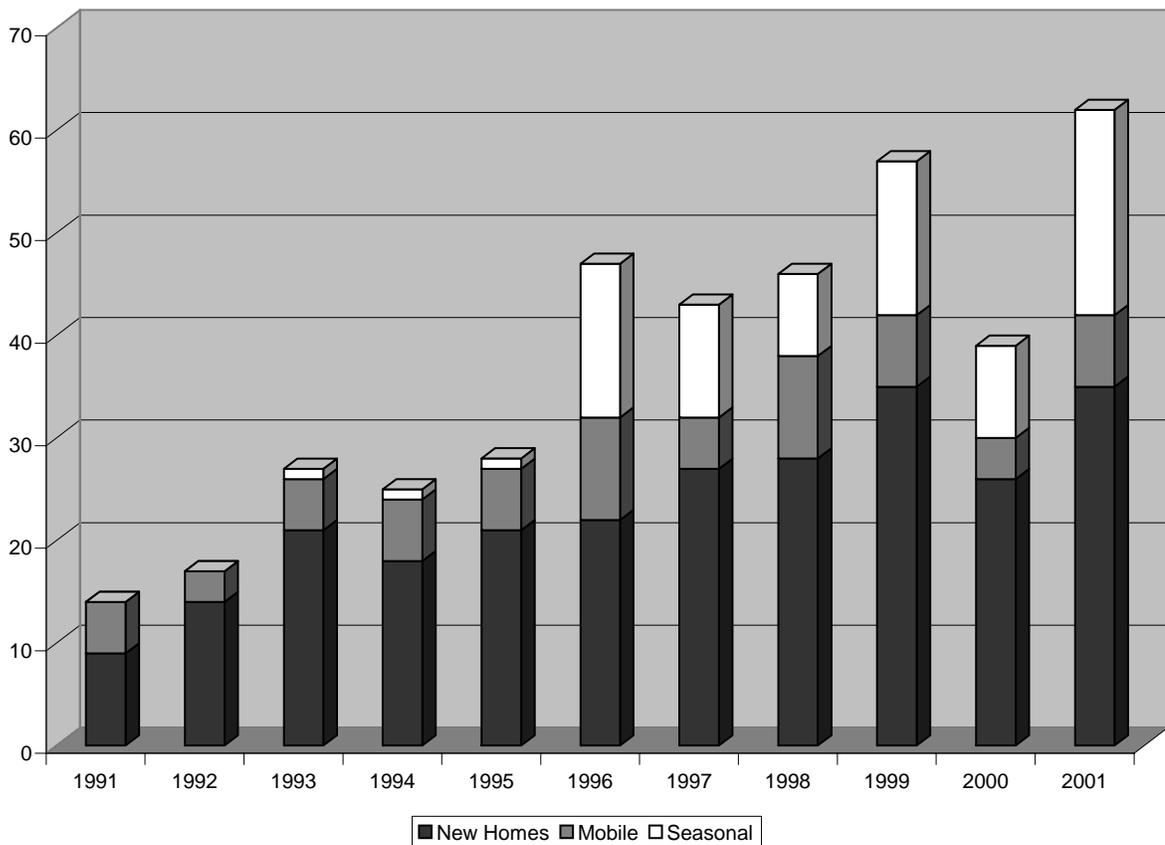
Housing Subsidies

There are generally two ways that rents can be subsidized. One way is through direct rent subsidies provided through HUD Section 8 vouchers that are issued to income-qualified families, elderly people and disabled people who apply for them. These vouchers can be redeemed by the landlord for rental subsidies provided by HUD to make up the difference between the rent paid by the tenant and the market rate rent for the unit. As of March 2002, according to the Maine State Housing Authority, there were 9 family vouchers, 2 elderly vouchers, and 6 disabled vouchers in use by residents of Casco. Another way that below market rental opportunities are created is through government subsidy of the construction of rental units in order to keep those units available at below market rate. As of March 2002 and according to the Maine State Housing Authority, there are no projects with subsidized units in Casco.

Housing and Population Projections for 2012

Projections for both population and housing are more readily developed based on recent information on new home starts, since we have accurate, year by year data on building permit types and numbers. Accurate year-by-year data on population growth is not available. The information on building permits is presented in the following chart.

Figure 18: Building Permits for New Residences, 1992-2001.



Source: Town of Casco, Code Enforcement Officer, 2002.

As can be seen from the graph, the annual number of mobile homes has stayed relatively constant; on average there has been a steady increase in the number of new traditional homes; and there has been a strong increase in seasonal homes built each year. The table below shows the two 5-year counts and averages for each of the three categories of new homes. Note that the time period covered by the preceding chart and the following figures is not the same as the period from the 1990 census to the 2000 census.

Figure 19: Building Permits Issued for New Homes, 1992-1996.

Year	1992	1993	1994	1995	1996	5 year average	5 year count
New Homes	14	21	18	21	22	19	96
Mobile Homes	3	5	6	6	10	6	30
Seasonal	0	1	1	1	15	4	18
Grand Total	17	27	25	28	47	29	144

Source: Town records.

Figure 20: Building Permits Issued for New Homes, 1997-2001.

Year	1997	1998	1999	2000	2001	5 year average	5 year count
New Homes	27	28	35	26	35	30	151
Mobile Homes	5	10	7	4	7	7	33
Seasonal	11	8	15	9	20	13	63
Grand Total	43	46	57	39	62	49	247

Source: Town records.

The average number of new homes has increased over 50% from the first 5-year period to the second, while the average number of mobile homes has stayed much the same. The two combined (mobile homes and traditional stick-built homes) during the most recent interval average out at a 48% increase over the initial interval.

The assumptions used to predict new housing starts and therefore population growth through 2012 are as follows:

1. Given the current development pressures on Casco and surrounding lake region towns, the annual number of new housing starts will be more like the most recent five years than the average for the first five years of the last decade, or even the average of the last ten years. Data on building permits for new homes in 2002 bears this out: Casco issued slightly more than 50 permits for new homes, plus an additional 7 for mobile homes. Informal surveys with area towns showed a similar increase for 2002. A conservative estimate, barring a widespread catastrophe, of 44 new homes per year will be used for the next ten years.
2. Seasonal homes at Point Sebago are not included in the above calculations, but will be accounted for separately. It is expected that 350 additional seasonal homes will be built there by the year 2012.

- According to the census data, there were 281 additional housing units in this last census decade. Since the population increase in this same time period was 451, each additional home built resulted in an average of 1.6 people per new home. This is the figure that will be used to determine the increase in year-round population once the housing projections have been made.

Figure 21: Population and Housing Projection Calculations.

Number of homes built since Census 2000 (April 1999 through December 2002)	160
Projected additions, January 2003 - December 2012	470
Total new housing units, April 1999 - December 2012	630
Number of housing units from 2000 Census	1,958
Total projected housing units, December 2012	2,588
Number of additional seasonal units	350
Total of all kinds of housing, December 2012	2,938
Average number of year round residents per new home	1.6
Increase in population, April 1999 to December 2012	1,008
Population from 2000 census (April 1999)	3,469
Total Population at the end of 2012	4,477

Sources: US Census Data, 2000; Casco town records; Comprehensive Plan Committee.

- The proportional make-up of housing units by structure type will not change substantially. Single family homes will still predominate, but there will be slight percentage increases in two-family and multi-family units, with mobile homes remaining about the same or dropping slightly.

Figure 22: Breakdown of Structure Type: 1990, 2000 and 2012.

	Single Family	Two-Family	Multi Family	Mobile Home	Other	Total
1990	1,452	29	42	137	17	1,677
	87.0%	2.0%	3.0%	8.0%	1.0%	100.0%
2000	1,637	42	37	242	0	1,958
	84.0%	2.1%	1.9%	12.4%	0.0%	100.0%
2012	2,468	66	64	340	0	2,938
	84.0%	2.2%	2.2%	11.6%	0.0%	100.0%

Source: US Census Data, 1990 and 2000; Comprehensive Plan Committee.

- Owner-occupied units will remain high, but the percentage of housing units that are rented will decrease another percentage point since the 2000 census data, from 17% to 16%. This still represents a significant increase in the number of rental units. The ratio of vacant, not seasonal housing units will stay about the same.

Figure 23: Projected Housing Units by Tenure: 1990, 2000 and 2012.

	Total Units	Occupied Year Round Units	Owner-Occupied Units	Renter-Occupied Units	Seasonal Units	Vacant, Not Seasonal Units
1990	1,677	1,057	866	191	541	79
2000	1,958	1,327	1,096	231	573	58
2012	2,938	1,932	1,623	309	923	83

Source: US Census Data, 1990 and 2000; Comprehensive Plan Committee.

Discussion

Housing for Seniors

Over the next ten years there may be an unmet need for elderly housing. This segment of the population grew considerably in the 1990s, and that trend is expected to continue. (See Population section for more details.) Casco’s current zoning allows for a wide spectrum of housing opportunities in the principal residential districts within the Town, and a large portion of the need will be satisfied that way. Some of the demand for housing that originates with these older groups may also be satisfied by a portion of the housing in Casco used seasonally now being used as year-round homes in the future. Multi-generational living arrangements, so common fifty and one hundred years ago, may also become more widespread. Accessory, or in-law, apartments are not currently allowed in Casco without requiring a doubling of the minimum lot size. If allowed, they might serve as affordable and rental housing in addition to housing for some seniors.

The zoning ordinance also allows for Residential Care Facilities, which can include private apartments and private rooms in conjunction with central dining facilities and other elder care services, right up to and including nursing homes. However, while not prohibited, elderly housing, rental or owner occupied, for individuals or couples over a certain age, which is a separate type of residential use increasingly listed as a permitted use in other communities, is not explicitly listed as a permitted use in any of Casco’s districts listed above. The present ordinance contains some provisions for other types of housing that could be used by older people, such as multiplex and Planned residential developments. (See also the Health and Social Services section of this Plan for a description of the existing Residential Care Facilities in Casco.)

Rental Housing

If the growth of year round rental housing continues at its current pace, it may not fully supply the need for housing of people who want to live here but are not ready to purchase their own home, for whatever reason. The Manufactured Home Park in the Manufactured Home Park District will continue to satisfy some of that need. Most of Casco’s available rental housing is affordable to low and moderate income households, but there may be an additional need for rental housing for the middle and upper income households.

Affordable Housing

It is apparent that Casco's housing policies currently support many opportunities for affordable housing. The ongoing availability of relatively inexpensive land in Casco also supports affordable housing, but may not continue to last. Current policies, described below, should continue and affordability should be tracked annually.

Housing policies supporting affordable housing:

- **Manufactured Housing Park District**
In the year 2002, according to Casco's Code Enforcement Officer, there were four small, grandfathered mobile home parks with a total of 26 units, and another 55 units located in the Manufactured Home Park in the Manufactured Housing Park District. He estimates that this district is presently about 25% built out, meaning that there is room to accommodate perhaps another 160 units in the future.
- **Manufactured homes allowed on individual lots**
The Town zoning ordinance allows mobile homes and other forms of manufactured housing to be located on individual lots in the Village District and the Residential District subject to performance standards consistent with the Manufactured Housing statutes in Maine.
- **Density bonus for affordable units in subdivisions**
The Village District allows the normal minimum lot size of 60,000 square feet to be reduced to 50,000 square feet in a single-family subdivision, multiplex or Planned Residential Developments in which at least 25% of the units proposed are affordable housing units, as defined by Chapter 100 of the State Planning Office rules.
- **Planned Residential Development Standards**
A developer may choose in some circumstances to have a proposed subdivision reviewed as a Planned Residential Development that has flexible lot standards that allow for limited reductions in road frontage and lot size in exchange for protection of dedicated open space. The net residential density, except where these developments qualify in the Village District for the affordable housing density bonus, must remain the same as it would be for a conventional subdivision. Even so, shorter frontages allow for shorter roads serving the same number of units. In a subdivision with affordable units and a density bonus, these cost savings can either increase the affordability of the units and lots in the subdivision and/or increase the incentive for a developer to produce affordable units to qualify for the density bonus.

When subdivisions qualify for an affordability bonus, those units designated as affordable should remain affordable in the future, by deed covenants or some other enforceable mechanism.

TOPIC	GOALS AND POLICIES	STRATEGIES	WHO	START DATE	END DATE	ONGOING?
Housing	Related State Goal(s):					
	To encourage and promote affordable, decent housing opportunities for all Maine citizens.					
	Town Goal:					
	To provide opportunities for adequate and safe housing for all segments of Casco's population.					
	Policy:					
	1. Promote housing that is affordable to Casco residents with a target of at least 10% of new housing affordable to households that make less than 80% of median household income for the Portland MSA.	A. Continue to provide housing choices for senior citizens by allowing multifamily housing, Residential Care Facilities and Planned Residential Developments in appropriate areas.	PB			ongoing
		B. Continue to allow manufactured housing town-wide and Manufactured Home Park expansion in the MHP District.	PB			ongoing
		C. Propose accessory apartments wherever single family homes are allowed without requiring additional lot area where adequate wastewater capacity can be demonstrated.	PB		Jun-04	
		D. Re-examine the town's density bonus for affordable units in subdivisions, and propose refinements necessary to promote its use.	PB	SD	Jun-05	ongoing
		E. Develop a process to track affordable housing annually.	TA	SD	Dec-03	ongoing
		F. Determine availability, condition and price ranges of year-round rental housing in Casco, and develop a plan to address any deficiencies found.	BOS		Dec-05	
		G. List elderly housing as a permitted use in accordance with the Future Land Use Plan and matrix.	PB		Jun-03	

Economic Resources

Introduction

Casco, as a community within the Sebago Lake Region, is driven by economies that reach far beyond its municipal borders. As a small town with a population of 3,469, Casco's economy results in large part from external forces at work in the Lake Region³, the Northeast and the United States. Sitting on the edge of the state's largest metropolitan area and its influence, and yet decidedly a part of rural western Cumberland County, Casco's growth patterns reflect the merger of the two economies.

Historically, until the 1970s, Casco employment picture was similar to that of many small towns in Maine. Employment was largely seasonal and included some farming, tourism in summer, forestry in the winter, and year round milling of lumber. Extensive woodlands, lakes and ponds, hilly topography, a single major highway, and a population that numbered fewer than 1,000 in the 1960s all conspired to isolate the town from economic growth.

The growth of southern Maine, including the Lake Region, starting in the 1970s and continuing on into the 1980s, provided far-reaching changes in both Casco and the region. A booming national economy fueled the real estate market in Maine generally, and the Lake Region in particular. Communities in relatively close proximity to the Greater Portland area, the economic center of Maine, became appealing residential locations. Additional housing starts in the Lake Region were fueled by the attraction of the area to seasonal residents. Business activity in the Lake Region increased, particularly in the service and retail industries, as a result of the increased numbers of residents and visitors.

The past decade has been a good one for the communities of the Lake Region. During the 1990s, the region experienced steady population growth. Households are wealthier. Residents are better educated. There are more firms in the Lake Region and more jobs are available. Within the Town of Casco, the expanding regional economy has meant only modest increases in job opportunities. Instead, households are likely to include a two-income family and employment may involve longer commutes. Casco's role in the expanding Lake Region economy has evolved as a place that provides homes for commuters, particularly in the southern area of town near Route 302.

Economic Base

The economic base of the Lake Region is highly diversified with a high percentage of small businesses and branches of regional or national chains. Mirroring the economy of the state, the Lake Region is rich in very small businesses, the majority of which employ ten or fewer people.

³ In this discussion, the "Lake Region" includes the towns of Bridgton, Casco, Harrison, Naples, Raymond and Sebago.

Within Casco, lumber production and the sale of building supplies provide many of the year round jobs. Additional local employment is found in several small machine shops and other advanced manufacturers, in construction and in service businesses, particularly tourism based activities. According to the town's records, a significant number of Casco's residents also work from their homes, individually, or with one or two family members or non-related workers.⁴ According to US Census 2000 data, there were 237 self-employed people living in Casco, and 13 unpaid family workers. A very few retail businesses round out the sources of employment within the town.

The industry sectors that dominate the local economy in Casco (manufacturing, services, forestry and, to a lesser extent, construction) are reflected in the following table of location quotients.⁵

Figure 24: Location Quotients: Lake Region Towns

March, 1999	Bridgton	Casco	Harrison	Naples	Raymond	Sebago	Lake Region Total	State of Maine
Agriculture, Forestry, & Fishing	1.21	1.61	1.61	1.15	0.74	NA	1.24	1.00
Mining	0.00	0.00	0.00	0.00	0.00	NA	0.73	1.00
Construction	0.80	1.08	4.17	2.61	1.06	NA	1.36	1.00
Manufacturing	0.98	1.92	0.36	0.20	2.95	NA	0.88	1.00
Transportation, Communication, & Utilities	0.76	0.32	0.76	0.97	0.23	NA	0.47	1.00
Wholesale Trade	0.06	0.00	0.13	0.33	0.91	NA	0.58	1.00
Retail Trade	0.70	0.30	1.32	1.03	0.55	NA	1.15	1.00
Finance, Insurance, & Real Estate	0.55	0.30	1.24	0.74	0.25	NA	0.48	1.00
Services	1.96	1.72	0.89	1.75	0.80	NA	1.41	1.00
Public Administration	0.12	0.25	0.58	0.13	0.35	NA	0.37	1.00

Source: US Census Data, 2000.
NA = Not Available

Commercial and industrial enterprises in Casco are not extensive, and there are few local businesses with more than 100 year-round employees. The majority of businesses are clustered in the Village District, along the Commercial Districts on Routes 11, 121, and 302, and on lakeshores.

The location of the larger businesses that are established in the region, including Hancock Lumber in Casco, is generally the result of long-standing family ties to the community. Hancock Lumber maintains its corporate office and a retail store in Casco Village. Since the

⁴The Casco Code Enforcement Officer recorded permits for 24 home occupations during the calendar year 2001.

⁵ Location quotients refer to the strength of an industry sector in an economy. In Figure 24, a score of higher than 1.0 is an indication that the location is exporting the product or service to other communities within the state of Maine. A score of less than 1.0 indicates that the location is importing the product or service into the community or region.

company began in 1848, buying and transporting logs down the Crooked River to Sebago Lake and thence to the coast, Hancock Lumber has emerged as a premier supplier of lumber and building materials within the State of Maine. As the single largest landowner in southern Maine, the Hancock companies influence not only lumber production, but land use patterns as well. As of December 2001, the company's total employment was 507 persons, with 151 of those jobs located within Casco. These figures have doubled over the past decade as the company continues to diversify its products, services and retail locations.

The municipalities along Route 302 are economically bound by trade, the traffic, the commuter route and the connection the highway provides, not only with Portland and the coastal towns, but also to southern New England. Together these assets enable the Sebago Lake Region to flourish as a tourist resort. As a result, commercial recreation facilities provide strong seasonal employment and taxes to Casco. According to information compiled by the Lake Region Development Council, Casco is home to five summer resident camps and four lodging establishments.

Of these businesses, the largest is Point Sebago Resort, which hires approximately 40 year round employees and 380 seasonal employees. In business since 1970, Point Sebago offers resort camping facilities to over 8,000 families each summer. The campground, located off Route 302 on Sebago Lake, presently comprises 500 campsites, of which 250 include on-site trailer rental units.

Adjacent to Point Sebago is Camp Sunshine, a retreat for children with life threatening illnesses and their families. As the result of the construction of a new campus, completed in June of 2001, the 23-acre lakefront property can accommodate 1,200 families per year. Camp Sunshine has a staff of 12 professionals and can house up to 60 volunteers at a time.

According to the Maine Department of Labor, in the third quarter of 2000, Casco was home to 77 commercial establishments employing 1,075 workers subject to the Maine Employment Security Law (that is, paying into the state unemployment compensation fund), an average of 14 workers per firm. These businesses provide needed goods and services to the local residents and include convenience stores, two gasoline pumps, a physical fitness center, auto body shops, a beauty parlor and several seasonal businesses.

Figure 25, showing covered employment of Casco businesses for the major industry divisions, depicts an upward trend in Casco's employment picture since 1990. There has been a sharp decrease, though, in the manufacturing industry, but stable or increasing jobs in other industries, particularly in the services industry. These third quarter figures for July, August and September include seasonal establishments. Since 1990, third quarter covered employment has risen 24% in Casco. While this seems like a steady increase, it is now just rebounding to levels that existed before the recessionary periods of the late '80s and early '90s.

Figure 25: Third Quarter Covered Employment by Major Industry, 1990-2000⁶

Industry	1990	1996	2000
Agriculture, Forestry, Fishing	0	0	16
Construction and Mining	53	31	53
Manufacturing	242	277	164
Transp, Communications, Utilities	11	Suppressed ⁷	12
Wholesale Trade	0	Suppressed ⁷	2
Retail Trade	47	37	100
Finance, Insurance Real Estate	0	0	Suppressed
Services	503	634	665
Public Administration	13	20	30
3rd Quarter Average (Overall)	868	1063	1075
Firms with Covered Employees	61	59	77

Source: Maine Department of Labor, Division of Labor Market Information Services, ES-202 Covered Employment Averages for 3rd Quarter.

The Retail and Service Sectors

The results from the June 2001 survey indicate that a full two-thirds of respondents do most of their household shopping in Windham. Windham functions as a “regional” retail, financial, and professional services center while Bridgton functions as a “community” retail, financial, and professional services center as well as a “regional” health and government services location. Raymond, Naples, and, to a lesser degree, Casco serve as “neighborhood” retail and service centers.

All six Lake Region communities, plus Gray, Standish, and Windham, comprise the Sebago Lake Economic Summary Area (Sebago Lake ESA). Figure 26 summarizes retail sales information for Casco and the Sebago Lake ESA. Because of Casco’s size, sector and seasonal information is not available at the town level (Bureau of Revenue Services disclosure rules).

Over the five year period Casco’s taxable retail sales have risen almost 60% (before adjustment for inflation), while the Sebago Lake ESA as a whole rose 29%. The percentages by store type (sector) have stayed relatively constant, with sales at building supply stores rising modestly and sales at other retail stores decreasing slightly. However, sales at general merchandise and food stores have changed significantly, due to one of the large “box” stores expanding to include a large grocery section. All sales at the big box store are counted under general merchandise, even when the purchase is strictly for grocery items.

⁶ Covered employment refers to workers subject to Maine Employment Security Law. Included are all corporation officials, supervisory personnel, wage earners, piece workers, part-time workers, and people on the payroll but on paid vacations.

⁷ These figures are not available from the Maine Department of Labor because they fall below the minimum thresholds for disclosure.

Modest sales during the first quarter of each year reflect the fact that our population plummets during the coldest months as well as the commercial base being driven, at least in part, by the building and construction industries.

Figure 26: Taxable Retail Sales (in \$1,000's) For Casco and Sebago Lake ESA; Sales by Sector and Sales by Quarter for Sebago Lake ESA, 1998-2002.

	1998	1999	2000	2001	2002
Casco	\$17,226	\$22,399	\$22,124	\$22,709	\$27,121
Sebago Lake ESA: Taxable Sales	\$276,287	\$306,846	\$321,239	\$328,599	\$355,467
Sebago Lake ESA: Total Sales	\$293,140	\$327,770	\$343,617	\$353,311	\$382,069
Sebago Lake ESA Sales by Sector					
Building Supply	16.3%	16.7%	17.2%	16.7%	18.4%
Food Stores	19.3%	18.2%	16.7%	14.4%	13.3%
General Merchandise	18.9%	19.8%	22.9%	23.7%	24.5%
Other Retail	11.1%	11.1%	9.4%	9.2%	8.9%
Automotive, Transportation	16.1%	16.3%	15.7%	17.4%	16.8%
Restaurant & Lodging	18.1%	17.8%	18.1%	18.6%	18.1%
Total Taxable Retail Sales	100.0%	100.0%	100.0%	100.0%	100.0%
Sebago ESA Sales by Quarter					
First Quarter	17.9%	17.6%	18.3%	17.5%	18.4%
Second Quarter	25.6%	26.4%	26.8%	26.7%	27.7%
Third Quarter	31.8%	31.4%	30.9%	31.6%	31.1%
Fourth Quarter	24.7%	24.6%	24.0%	24.2%	22.7%
Total Taxable Retail Sales	100.0%	100.0%	100.0%	100.0%	100.0%

Source: Maine Department of Labor, 2003.

Local Tax Base

The listing of the top ten commercial taxpayers provided by the Casco Assessor's Office offers a slightly different view of the importance of certain industry sectors in Casco. As indicated in the following figure, tourism-related businesses, forestry and utilities contribute significant value to the local tax base.

Figure 27: Top Ten Commercial/Industrial Taxpayers in Casco, 2003

1	Gould Rev Trust, Lawrence	Services (Tourism)
2	Hancock Lumber	Forestry
3	Portland Natural Gas	Utilities
4	Gould, Lawrence Trustees	Services (Tourism)
5	Porta, Timothy & Joan	Retail & Services (Tourism)
6	Portland Pipe Line	Utilities
7	Point Sebago Enterprises Inc.	Services (Tourism)
8	Central Maine Power	Utilities
9	Casco Properties LLC	Real Estate
10	Hancock Leasing LTD	

Source: Town of Casco Assessing Records 2003

According to Casco's Assessor, the valuation of all land and buildings used commercially, as well as associated commercial and industrial equipment, is approximately \$37,560,000, or 14.4% of the town's total valuation. The construction of the Portland Natural Gas transmission line through Casco, valued at \$5,877,000, has enhanced the local tax base. Prior to the project's initiation, the town recognized the potential for significant economic benefits to the Town and encouraged the location of the pipeline within the community. Additionally, the town captured a portion of the economic value of the utility by creating a tax increment-financing district, also known as a TIF district.

A tax increment financing district involves the creation of a geographically defined area in the town. Within that district, the town captures the new or incremental tax revenue generated by new development and business expansion. In Casco, the revenues from the TIF district that was created to capture the new investment associated with the Portland Natural Gas transmission line have contributed directly to the local economy by providing major upgrades to the public safety equipment and facilities and providing new funds to finance economic development.

In 1999, using resources generated by the TIF, Casco became a founding partner in the Lake Region Development Council (LRDC), a regional economic development organization serving six towns in western Cumberland County. The LRDC works on many levels with the public and private sector interests to promote jobs and investment in the area. The non-profit organization is now the single point of contact for local businesses interested in such resources as non-bank, low interest sources of financing, training programs that provide businesses with skilled workers at little or no cost, and assistance with the site selection and regulatory process. On a macro level, the LRDC promotes policies and projects that support economic development in a manner that respects the region's environmental assets.

Labor Force

The size of Casco's labor force is 1,889. The unemployment rate is 3.8%, about the average of the six Lake Region towns. Aside from seasonal surges (summer and early winter holidays) Casco's labor force seems to have been relatively immune to the very high spikes of unemployment that other regions of Maine have experienced. This may be due, in part, to residents' ability to gain wider employment options via slightly longer travel times.

Figure 28: Labor Force Information by Town, Industry and Occupation, 2000.

Summary Information	Bridgton	Casco	Harrison	Naples	Raymond	Sebago	Totals
In labor force (Civilian, Military and Unemployed)	2,310	1,889	1,186	1,670	2,479	765	10,299
Employed Civilian Labor Force	2,195	1,817	1,144	1,628	2,379	742	9,905
Unemployed	108	72	40	42	94	23	379
Unemployment Rate	4.7%	3.8%	3.4%	2.5%	3.8%	3.0%	3.7%
By Industry							
Agriculture, forestry, fishing and hunting, and mining:	31	38	17	69	44	15	214
Construction	142	190	108	122	187	75	824
Manufacturing	250	249	174	250	398	98	1,419
Wholesale trade	82	69	23	18	46	25	263
Retail trade	389	282	184	270	354	102	1,581
Transportation, warehousing, and utilities:	70	90	60	59	46	29	354
Information	51	30	9	13	26	31	160
Finance, insurance, real estate and rental and leasing:	153	117	48	118	161	61	658
Professional, scientific, management, administrative, and waste management	131	138	70	120	223	53	735
Educational, health and social services:	503	337	257	293	531	139	2,060
Arts, entertainment, recreation, accommodation and food services:	166	129	92	139	146	57	729
Other services (except public administration)	141	83	69	81	142	30	546
Public administration	86	65	33	76	75	27	362
By Occupation							
Management, professional, and related occupations:	600	508	326	504	1,012	224	3,174
Service occupations:	397	215	202	293	328	80	1,515
Sales and office occupations:	717	520	278	347	500	211	2,573
Farming, fishing, and forestry occupations	9	11	13	30	7	13	83
Construction, extraction, and maintenance occupations:	182	276	128	168	248	103	1,105
Production, transportation, and material moving occupations:	290	287	197	286	284	111	1,455
Total Employed Workers	2,195	1,817	1,144	1,628	2,379	742	9,905

Source: US Census Data, 2000.

The key industry sectors that support both Casco’s workers and the region’s workers are 1) education, health and social services; 2) retail trade; 3) manufacturing; and 4) construction. Together these four provide 58% and 59% of the jobs for Casco and regional residents, respectively.

In their most recent statewide economic forecasts, the Maine State Planning Office expects the services and retail trade sectors of the economy to grow, construction jobs to hold relatively steady (in this part of Maine), and manufacturing jobs to show a steady decline.

Location of Employment

With 1,889 workers in Casco and only 1,075 jobs in Casco and 237 self-employed workers, many of Casco’s workers have to work in other towns. According to the limited amount of workplace data currently available from the 2000 census, 86 people, or 5%, worked at home and 339, or 18%, worked in Portland. Looking at information from the 2001 household survey, of the 836 workers represented by the responses, 22% worked in the Portland area, 20% worked in Casco, 13% worked in Raymond or Naples, 10% in Windham, 4% worked in Bridgton, and 4% in the Lewiston/Auburn area. The other 27% either did not specify, or worked in a town other than those listed as choices in the survey.

The mean travel time to work for commuters in the Lake Region towns is summarized in the following table.

Figure 29: Mean Travel Time to Work, in Minutes.

Bridgton	Casco	Harrison	Naples	Raymond	Sebago	Average
24.5	34.9	32.6	30	30.7	36.5	31.5

Source: US Census Data, 2000.

While Casco workers have choices in their employment, they have to spend more time commuting than people in all other Lake Region towns, save Sebago, do.

Discussion

The goal for economic development in Casco is for continued stability in the tax base, while enabling the town to retain its essential values of rural character and natural resources, and ensuring that its residents have access to employment opportunities that provide local families with continued increases in wealth. In the survey, respondents rated economic development as the least important goal for the town. Still, there are several things that the town can do to help enhance business and job opportunities will still retaining our essential rural character.

Within the town, the most obvious opportunity for encouraging increased business growth lies in the support for small businesses, generally those employing fewer than ten people. New job growth from established businesses, often one position at a time, adds to the stability of the town’s economic and commercial base and, generally, impacts the existing community character to the least extent possible.

The encouragement of home-based businesses is another way for Casco to ensure the prosperity of its residents in a way that maximizes the beauty of the natural resources of the hills, woods and water. An emphasis on the construction of infrastructure that allows Casco residents to succeed in the global economy will assure the competitive advantage of the region for employment opportunities involving telecommunications and information services.

As increasing numbers of people choose to work at home, the town's home occupation standards become more important. Some towns have adopted several different Home Occupation "levels" to ensure that adjacent properties are not adversely affected. Currently Casco has only one level of home occupation.

Several years ago, the town delegated to the CEO the authority to approve some small businesses without needing Planning Board review and approval. This has allowed some small businesses to open their doors that may not have if Planning Board review was required. As these businesses expand, though, beyond a certain threshold, it is important that they go through Site Plan Review to ensure that any potential negative impact on existing uses is minimized.

Careful planning for higher impact business development is the key to protecting natural resources and maintaining the character that the community values. The most acceptable growth appears to lie in the expansion of commercial and industrial uses along Route 302. Individual vacant lots along the corridor can be developed in a way that integrates new commercial development with existing uses. Design standards that call for such things as shared driveways and parking areas, specific landscaping and signage help ensure attractive and efficient development. The existing industrial park near the newly constructed Casco Post Office has the potential to attract new or expanding employers over the next several years.

The importance of the environment to the community's character suggests that the Town of Casco may want to consider marketing itself as a location for environmentally friendly businesses, often referred to as "green businesses." These could include those businesses that meet several of the following or similar criteria: small physical size; using natural resources sustainably; non-polluting of soil, water and air; no or minimal noise and light polluting; complementing existing businesses; keeping rural resources, like our forests and farmland, productive; nature-based; providing year-round jobs with good pay.

Besides locally based business growth, Casco could take advantage of business growth within the Lake Region. Given the Town of Casco's location and preference for less intense commercial and industrial development, it makes sense for the community to define and actively discuss the employment and tax value of a regional business park. The model for a regional business park calls for towns in an area to share in the infrastructure costs of the park's development and the tax revenue generated by the new businesses that locate there. In most of the Lake Region towns, the lack of land available for immediate development, due to zoning restrictions or lack of infrastructure, means that current options for commercial and

industrial development are somewhat limited. Moreover, too much commercial and industrial development is perceived as a threat to the town's current residential and rural character. A regional business park is one way to reduce sprawl and allow local property owners to benefit from an increased tax base. By working together to create additional jobs in the region that offer both a living wage and benefits, the town can also reduce the commuting time of local residents.

Other regional initiatives could focus on education and work force training. As the economy transitions to advanced manufacturing and technology-based information businesses, it is essential that the region's workforce have the educational achievement needed to make the area a leader in economic growth and business innovation. The communities that comprise SAD 61, Casco, Bridgton, Naples and Sebago, can work together to build upon the wealth of post secondary and adult education programs already available through the Casco and Bridgton Learning Centers. It is important that the residents consult with area businesses and educators to ensure that the educational programs match the targeted areas of development in business sectors. Building on the theme of entrepreneurship and the ability to be self-employed through home-based businesses, there is a need to emphasize the development of entrepreneurial skills in the curricula of local educational institutions.

TOPIC	GOALS AND POLICIES	STRATEGIES	WHO	START DATE	END DATE	ONGOING?
Economic Resources	Related State Goal(s):					
	To promote an economic climate which increases job opportunities and overall economic well-being.					
	Town Goal:					
	To ensure slow, steady commercial and industrial growth in keeping with Casco's rural character and values.					
	Policies:					
	1. Ensure an attractive business environment for small businesses compatible with our values.	A. Provide an adequate telecommunications infrastructure.	BOS		Dec-07	
		B. Profile the types of businesses that fit Casco's character and values as described in the Comprehensive Plan and work toward attracting them.	BOS		Dec-05	
		C. Track Home Occupations annually for a more accurate picture of economic activity in Casco.	CEO	SD	Dec-04	ongoing
		D. Continue to fund regional economic development efforts, such as the Lake Region Development Council.	BOS			ongoing
		E. Review and propose additional Home Occupation Standards for different levels of use and in different districts.	PB		Apr-04	
		F. Pursue regional business park opportunities with area towns.	BOS	SD	Sep-03	ongoing
	2. Ensure Casco's ordinance allows for appropriate commercial and industrial uses.	A. Propose definition and performance standard changes to clarify "light industrial use" and manufacturing/processing.	PB		Apr-05	
		B. Review and propose ordinance language to ensure allowed commercial and industrial uses are consistent with values and character in appropriate districts.	PB		Apr-05	

TOPIC	GOALS AND POLICIES	STRATEGIES	WHO	START DATE	END DATE	ONGOING?
		C. Conduct a townwide evaluation of the need for modification of Commercial District boundaries and standards. In the Rte. 302 Corridor, conduct the evaluation in conjunction with the Rte 302 Corridor master plan for Casco called for in the Transportation strategies of this Comprehensive Plan with participation from Maine DOT and neighboring towns. Consider whether to establish more than one type of Commercial District.	BOS		Dec-09	
		D. If the townwide evaluation of the Commercial District calls for changes, prepare zoning changes for consideration by the Town Meeting.	BOS		Dec-11	

Public Services and Facilities

Casco Town Government

Casco operates under a Board of Selectmen/Town Manager/Town meeting form of government. There are three Selectmen elected for staggered three-year terms. The Annual Town Meeting takes place the third Saturday of June. A regular Special Town Meeting is scheduled for the second Saturday in January in order to eliminate a proliferation of Special Town Meetings throughout the year and to enable the town to take care of fiscal and other matters that cannot be anticipated in June.

The town's other elected officials are the nine members of the Budget Committee, three representatives to the SAD #61 School Board, and two representatives to the Casco-Naples Transfer Station Council.

All elected positions are for staggered three-year terms.

Standing boards and committees, consisting of volunteers appointed by the Selectmen, include the following: Planning Board; Zoning Board of Appeals; Comprehensive Plan Committee; Finance Committee; Casco Lakes Advisory Committee; Open Space Committee; Public Safety Committee; Recreation Committee; Facilities Committee; Zoning Advisory Committee; and other committees which the selectmen authorize from time to time.

The town belongs to and uses the services of Maine Municipal Association and Greater Portland Council of Governments.

Town Administration

The town has a full-time Town Manager, who also serves as the Town Clerk, Tax Collector and Road Commissioner. The other municipal staff includes a Code Enforcement Officer, an assessor who is shared with the Town of New Gloucester, and three full-time office staff who serve as the Deputy Town Clerk, Deputy Treasurer, Deputy Tax Collector, Deputy Registrar, Deputy General Assistance Administrator, and Motor Vehicle Agent. In addition, there is one part-time office staff person, a part-time Secretary to the Planning and Appeals Boards and a part-time custodian. There are also three per diem staff: two office assistants and a custodian. All these people work at the Casco Town Office. Part-time staff work on regular weekly schedules; per diem staff work only as needed.

The Town Office provides the complete suite of municipal services: motor vehicle registrations, boat, ATV and snowmobile registrations, hunting and fishing licenses, dog licenses, burning permits, real estate and personal property tax collection, vital record information, general assistance, building and plumbing permits, assessment information and voter registration. Other duties include scheduling use of rooms at the Casco Town

Hall and the Grange Hall and updating the website calendar and Channel 3, the local cable access channel.

Communications with residents and property taxpayers is an essential role of local government. The town has a variety of means to keep its citizens informed on town matters. Casco's website calendar has listings of town and school district meetings. Channel 3 lists town and public events for both Casco and Raymond. Public hearings and other important meetings are advertised in the Bridgton News and other area newspapers. The *Casco Reporter* is published twice yearly and contains informational articles on various aspects of Casco. The annual Town Report, the Town Meeting warrant and the Comprehensive Plan also provide information about Casco. Postcards or other mailings are occasionally used to announce important meetings or events. There are town and public bulletin boards located at the Casco Town Hall. Casco's website will continue to have additional information in the future. Current plans include adding zoning ordinances, permit requirements, assessment information and the Comprehensive Plan.

Town Facilities

Town-owned buildings include:

The Casco Town Hall, a former schoolhouse, is on Route 121 in Casco Village adjacent to the Village Green. It contains the Town Office, Casco Post Office, the Senior Citizens' Congregate Mealsite, kitchen facilities, the Town Gymnasium, two conference rooms, and an upper floor for future expansion. The first floor is handicapped accessible; however, the upper floor is not handicapped accessible and would require the installation of an elevator and extensive renovations to be usable. The town offices on the first floor were renovated most recently in 1999 to make more space for needed office activities and storage.

The former Town Office building, located on the southwest side of the Village Green, is now rented to Oxford Bank & Trust.

The Grange Hall, built in 1904 and restored in 1991, is on Route 121 in Casco Village. It is currently used by the Headstart Program five days a week for 50 weeks a year. It also has kitchen facilities. The upstairs is available for rental occasions. This building is not handicapped accessible.

The Central Fire Station, built in 1979, is on Route 121 near Pike's Corner. It was expanded in 2001-2002, doubling its space. According to Casco's Fire Chief, its capacity is now adequate for at least 10 more years or until on-site emergency services staff is required. Facilities include two large meeting rooms, kitchen facilities, and handicapped accessible bathrooms and showers.

The South Casco Fire Station built in 1990 on Brown Avenue near the intersection with Route 302 was expanded in 2001 adding 1,000 square feet to allow for a bay to house a second rescue unit and provide handicapped accessible bathroom and showers. It has a

small meeting room, and one of its bays is sometimes used as a meeting space.

The Salt and Sand Shed, built in 2001, is a wooden arched metal building located on Leach Hill Road across from the Bulky Waste Recycling Facility.

Casco's major town properties are:

- Casco Day Park adjoining the Town Hall and including the long red barn;
- the Village Green at the junction of Route 121 and Leach Hill Road;
- the parking area behind the Library and the bank;
- a town beach at the southern end of Pleasant Lake on Mayberry Hill Road;
- a town beach on Crescent Lake off Route 11;
- a boat ramp on the Pleasant Lake Causeway on Mayberry Hill Road;
- a boat ramp on Thompson Lake at the Heath;
- a boat ramp at the northeast end of Coffee pond off Route 11;
- a boat launch on Parker Pond, on Lord Road;
- Lily Brook Preserve at the north end of Parker Pond;
- Libby Road Park on Libby Road off Quaker Ridge;
- a small vacant parcel on Route 11 in Webb's Mills opposite the Sunshine Club;
- open space off State Park Road;
- a vacant parcel between Route 302 and Lakewood Road, approximately 80 acres containing wetlands;
- a 10 acre parcel with the Salt Shed.

The town also owns one half of the Transfer Station (1990) and one-quarter of the Bulky Waste Recycling Facility (1995) buildings and has sole ownership of the underlying land (13-14 acres).

Town owned equipment consists of a new 37 kW propane-fired generator (2001) at the Town Hall, a 15-kW propane fired generator (2000) at the South Casco Fire Station, a 20-kW propane fired generator (2002) at the Central Fire Station, and a culvert cleaner/steamer (1995).

Public Health and Sanitation

Waste Disposal

The Casco-Naples Transfer Station (CNTS) accepts household recyclables and waste from residents of Casco and Naples. Dump stickers are available at no charge at the respective town offices. CNTS users are expected to separate trash from recyclable material. Paper, paperboard, cardboard, glass, some plastics, metal and newspapers are all recyclable. Casco strongly encourages its residents to recycle and currently has an adjusted recycling rate of 68.8%, one of the highest in Maine. Based on data for 2001 supplied by the State Planning Office, Casco's total municipal solid waste came to 2,840 tons.

When the town closed its landfill in late 1990, the CNTS opened at the same location. In September 1993 Casco and Naples signed an interlocal agreement forming the Casco-Naples Transfer Station (CNTS). Under this agreement Casco retained ownership of the land but sold one-half of the improvements to Naples. The CNTS Council consisting of two persons each elected from Casco and Naples, a representative from each town's Board of Selectmen and the Town Managers, continues to discuss recycling efforts and other waste issues in order to provide necessary service as cost efficiently as possible.

Casco is a member of Regional Waste Systems Inc., of Portland where its solid waste is incinerated. As other towns and cities that are members of RWS increase their recycling rates and less material goes to RWS, our fees there will likely increase. It will be important for Casco to continue its excellent recycling rates to keep fees as low as possible.

Construction of the Bulky Waste Recycling Facility was completed in 1995. Items accepted for recycling include metal, car batteries and alkaline batteries, wood waste (trees, building materials), sheet rock, asphalt shingles, tires, motor oil, compost (yard waste, leaves) and refrigerators. In an effort to ensure that residents dispose of all rubbish at the transfer facility rather than in back fields and woods, Casco charges fees only for excess stumps (1,000 lbs.), brick and mortar, and more than four tires a year. Commercial haulers are charged set fees based on type of load.

There also is a "Shop and Drop" where residents can bring unwanted (but still usable) books, toys, TV sets, exercise equipment and other items.

Towns presently using the Bulky Waste Facility besides Casco and Naples are Otisfield and Raymond. Otisfield and Raymond have reimbursed Casco and Naples for their share of the original capital investment. The four towns now have equal ownership interest in the Bulky Waste Recycling Facility (but not in the CNTS). There is marginal capacity for other towns to participate at this point, since traffic backs up on busy weekends at the one scale.

Casco participates with neighboring towns in a Hazardous Materials Collection Day. Collection has taken place either in Raymond or Casco. Raymond, Naples and Frye's Island have participated in the past; Sebago has been invited to participate in 2003.

Sewage Disposal

Casco does not have a public sewer system. Septic systems, which serve most homes and businesses, are individually maintained, or are joint systems. Septic owners contract with private haulers who pump out their systems. Septic waste goes to the Lewiston-Auburn Treatment Facility, with whom Casco signed a five-year contract in 2002. Current annual cost to the town is \$250. The town closed its septic sludge disposal area in the fall of 2001. The town has retained the lease for two years in order to monitor the site. The underground storage tanks will be removed sometime in 2003.

The town sees no reason to develop a public sewer system in the next ten years. However, when and if a sewer system is needed in Casco, it will probably be undertaken first in the South Casco area and be initiated either by groups of homeowners or by the Portland Water District in order to protect the water supply for Greater Portland.

Public Water Supply

Casco does not have a public water system nor is it served by a water utility. Casco does have a town-owned public water supply provided by a state-registered well in Casco Village which serves the Town Hall, the library, the bank, the post office and the Casco Day Barn. There is an outside spigot so that individuals can obtain drinking water if necessary. The town uses individual wells to supply its other facilities.

Casco has 24 public water supplies (PWS) with associated source water protection areas (SWPAs) as designated by the Maine Department of Human Services, Division of Health Engineering⁸. These are sources of public water at town hall, restaurants, summer camps and Sebago Lake State Park. Each town in Maine has been notified of the SWPAs within its boundaries and provided a map showing their locations so that owners of these public water supplies can be notified as abutters for land use decisions that may affect their water supply. New underground storage tanks are also prohibited within the SWPA of public water supplies, or 1000', whichever is larger.

The Portland Water District is the closest public water utility in the area. It has recently extended its water line into Raymond in response to business expansion. This extension will bring public water within 5,000 feet of the Casco town line. There are no plans to extend it into Casco or any foreseeable need by the town to do so in the next ten years.

Most of Casco's homes and businesses use private wells to supply their domestic water needs. The primary sources of drinking water are groundwater stored in sand and gravel aquifers or cracks and fissures in bedrock, lakes and other surface waters, and bottled water. Of the 400 year-round and summer households in Casco which responded to questionnaires furnished by Cumberland County Extension Service, in June and October, 1990, roughly 70 percent obtained their water from dug or drilled wells, 14 percent from surface waters, and 13 percent from bottled water. Casco's Code Enforcement Officer estimates that these percentages are rough approximations of water supply sources used throughout town.

The natural resources section of this plan provides additional information on aquifers.

Public Safety

Safety responsibilities and concerns of Casco residents range from fire and police protection, speeding, illegal and unsafe ATV use on public roads, drinking water quality, water safety as it affects health and recreation, and safe hunting practices. Some of these concerns are appropriately addressed in other sections of the Comprehensive Plan. (See

⁸ A map of Source Water Protection Areas is available at the Casco Town Office.

Natural Resources, Recreation and Transportation.)

Fire Department

The Casco Fire Department started as a privately incorporated volunteer organization that funded its operations and equipment through private means. While still primarily a volunteer organization, it became a department of the town and transferred its vehicles to the town in 1977. The Fire Department has 20-25 volunteers. The Fire Chief and officers are paid a minimal stipend as are volunteers who meet a required level of service. Recruiting new volunteers is difficult due to work schedules and rigorous training demands. There is always a need for additional volunteers.

Central Station on Route 121 north of Pike's Corner was built in 1979 and expanded in 2001-2002. This expansion doubled the space, allowing for training and meeting room and the installation of an elevator to provide access to the second floor. This fire station houses the following vehicles:

1. a 2000 Metal Fab pumper (1,000 gal)
2. a 1989 Ford tank truck (1,800 gal)
3. a 1998 Squad truck (support vehicle)

The South Casco Station located at the intersection of Brown Avenue and Route 302 was built in 1990 and expanded in 2001 to provide a bay for the second rescue unit and handicapped bathroom and showers. Its vehicles are:

1. a 1990 Metal Fab Pumper (1,000 gal)
2. a 1989 Ford tank truck (1,750 gal)
3. a 1984 reel truck with a 750 gpm pump
4. a 1992 forestry truck

The Fire Department also jointly owns with Naples a 1979 La France 100' ladder truck housed at the Naples Fire Station. All vehicles are in good condition, except for the ladder truck. Necessary repairs were identified during a routine safety check at the end of 2002. Both towns have voted to appropriate funds for its repairs. The ladder truck is expected to have a useful life of another five to seven years after its repair. In 2001 the Department also acquired a Thermal Imaging Camera.

The town has mutual aid agreements with all neighboring towns.

Rescue Department

Casco Rescue is a town department established by Ordinance at the Regular Special Town Meeting January 11, 1997. The Rescue Chief is appointed by the Town Manager, with advice of members of the Rescue Department and subject to confirmation by the Board of Selectmen.

Through its trained volunteers, the Rescue Department provides year-round services for the residents of the town on a 24-hour basis. The Rescue Squad numbers 13 volunteers, 6

of whom do most of the runs. Currently there are 2 paramedics and 11 Emergency Medical Technicians. This is a small group to provide needed coverage but attracting new volunteers has been difficult. Although the town pays for the training, a significant number of hours is required for the various levels of training. In addition, with a roster of volunteers most of whom are working other jobs, daytime coverage can be a problem. The current squad is dedicated to providing quality service while realizing the uncertain outlook for continuing an all-volunteer unit.

The Rescue Department has two new (2001) ambulances, one housed at Central Station and the other at South Casco Station (Company 2). These units were purchased with TIF monies. While the town funds all of the Rescue Department's operating expenses and much of its expenses for vehicles and equipment, individual contributions also help with the department's expenditures. The town does not currently charge for emergency services.

Emergency Preparedness

Casco participates with the Cumberland County Emergency Management Agency in several ways, including the mitigation planning mandated by the Disaster Mitigation Act of 2000. Casco's Board of Selectmen have recently approved adoption of the county's plan, which will preserve the town's eligibility for federal disaster recovery funds. The local Emergency Management Director is also a certified Red Cross Facility Operator. The Town Hall, Central Station and Crooked River Elementary School are all official Red Cross Mass Care Shelters. This designation allows the town access to Red Cross services in time of need. When an emergency situation arises, the local director acts as liaison between the town and county, state and federal officials. The town has a written Emergency Management Plan in effect.

Policing Services

Casco has no police force but calls on the Cumberland County Sheriff's Department and the State Police as needed. The Sheriff's Department maintains a station in Naples on Route 302 that responds to Casco calls. Monies paid to Cumberland County have been used to provide rural patrol service to Casco, but with cutbacks it is uncertain whether future service will be available at the level it has been in the past. Contracting service from the Sheriff's Department or the State Police is a possibility but at a significant cost to the taxpayers. Casco's Fire and Rescue Departments fill part of the role of a police force in emergencies, particularly those relating to highway and other accidents.

The town employs an animal control officer. This function is paid for by appropriations and dog license fees. It also has a Town Constable and a Harbor Master.

Emergency Dispatch

The town contracts with the Town of Naples for round-the-clock dispatch services for Fire and Rescue. Emergency phone calls to 911 are first routed through the County Sheriff's barracks in Windham. Based on the physical address associated with the telephone from which the call is made, the call gets rerouted to the proper local dispatch center, in Casco's case, to the center in Naples. The Naples Dispatch Center in turn

broadcasts a call to fire, rescue or County Sheriff's deputies, depending on the type of emergency. (A physical address is associated with a land-based phone through the company that provides the phone service: it is the service location address listed on the monthly bill.)

The Enhanced 911 system is operational. The Addressing Ordinance adopted in 1997 has helped facilitate the rapid location of properties by law enforcement, fire, rescue and emergency medical service personnel. In order for this to work efficiently, residents must comply with putting the assigned numbers on their houses. The Code Enforcement Officer is the designated person to deal with 911 issues.

The citizenry needs to remember that dialing 911 on the home phone goes to the Sheriff's Department. Dialing 911 from a cell phone gets dispatched directly to the State Police. To reach the State Police from a regular phone one must dial 1-800-482-0730.

Public Works

Casco does not have a Public Works Department: all such work is either contracted out or performed by maintenance personnel. The Town Manager also serves as Road Commissioner. Casco is the only town in the Lake Region where this is so. Other towns have another individual with Road Commissioner responsibilities.

Please see the Transportation section elsewhere in this Plan for information on road maintenance.

The Casco Public Library

The purpose of the Casco Library is to provide access to materials that fulfill educational, informational, cultural, and recreational needs of the entire community in a comfortable and welcoming atmosphere. A professional Library Director, employed by the Trustees, is responsible for all aspects of the library's management.

In keeping with the library's mission to stimulate young children's interest and appreciation for reading and learning, the Trustees employ a full-time Children's Librarian. The Children's Librarian is responsible for selecting the children's collection, providing a weekly story hour, planning special programs for children and families, and assisting the Director in service to the public.

A clerk is hired during the summer months to assist with the increased number of library users in the summer population. Volunteers provide vital assistance to the library staff and patrons. Ten people currently give two to three hours of their time each week providing service in various ways throughout the library. Numerous volunteers staff the book sale each summer.

The library is privately incorporated as the Casco Library Association, and overseen by a board of up to eleven trustees. One selectperson from the Town of Casco serves as an ex-

officio member of the board. Approximately 40% of the budget each year is appropriated by the Town of Casco. The remaining funds come from the trustee's fundraising efforts, donations from friends, and interest from endowment. Financial gifts have been given over the years to ensure the future of the library and those funds have been invested as insurance against disaster.

The Casco Public Library opened for business at its current location on March 15, 1952 when books were carried from next door at the High School, where the library had been in existence since 1948. Alma Hancock, who would become the first librarian, suggested starting a library in 1945 and an enthusiastic group of supporters began the fundraising. Many people in Casco donated books from their homes to establish the collection and a small room in the High School building served as the first permanent library in town.

The land where the library is now located was purchased in 1948 and construction began in the fall of 1950. The building has grown steadily over the years. Rooms added in 1957 and in 1962 were needed to accommodate the growing children's collection. The library trustees have undertaken another expansion project to accommodate increased use and additional needs. Groundbreaking for this addition began April 1st of 2002 and it was ready for operation by the fall of 2002. This project increased the size of the children's room in keeping with its mission to serve young children. It included an improved circulation desk, a public meeting room, a handicapped accessible rest room, and an entrance at the parking lot created by the Village Green project. This latest expansion was financed through major grants and a local fund-raising campaign. This latest expansion should carry the library through at least ten years.

Current Operation

Since the addition of the Fire Barn to the Library building in 1991 circulation has more than doubled from 12,450 items to 27,550 items in 2001. The collection has grown from 12,038 books, magazines, audios and videos in 1991 to 19,736 of these items in 2001.

Computers have changed the way the library functions. A library automation program was written by a library trustee and the former director. Book records began to be entered into the system in January of 1996. By October of 1996 all patron records had been entered and automated circulation began. The entire collection is now bar-coded and can be searched using an online public access computer.

In addition to efficient management of the collection the computers allow access to numerous reference resources which the library has neither the space nor money to afford. Statewide database purchasing for products such as the Maine Databases provides library users with verifiable information from thousands of legitimate journals, reference books, periodicals and other sources that are more rapidly updated than is possible for a small public library. Computer delivery of these resources helps to minimize economic and geographic disadvantage for the people of Casco. Computers for the public were first added in January of 1997 and 414 people took advantage of the service that year. In 2001 the computers were used 2,664 times for word processing, Internet access, and email.

Health and Social Service Resources

Health Care

The town's Health Officer is a physician who resides in Casco. There is no doctor's office or clinic in Casco, but doctors' and dentists' offices are available in Raymond, Norway, Naples, Bridgton and North Windham. The Bridgton Hospital in Bridgton, Stephens Memorial Hospital in Norway, Mercy Hospital and Maine Medical Center in Portland, and Central Maine Medical Center and St. Mary's Hospital in Lewiston, maintain outpatient as well as inpatient facilities used by Casco residents. In 2002, Casco Rescue Department made 183 trips to Bridgton Hospital, 75 to Maine Medical Center in Portland, and 25 to Mercy Hospital. All others had five or fewer trips.

The town has contributed for many years to Community Health Services, Inc., a nonprofit home health agency serving Cumberland County, Southern Oxford and Northwestern York Counties. This agency provides home nursing care to patients on a long- or short-term basis and serves as the professional bridge between patient and physician in a rural community such as Casco.

In addition to visiting nurse care, the agency's range of services includes maternal-child health home care; physical, occupational, and speech therapy; a mental health program; Hospice and Palliative Care; and a volunteer program. Community Health Services also offers health clinics at the Casco Town Hall including flu immunization, blood pressure, and cholesterol tests for adults. Well child clinics include routine immunizations and are held at the Lakes Region Primary Care Office in Windham.

A Medical Equipment Loan Closet is available to Casco residents. To borrow or donate call Irene Morton at 693-6850.

Casco Inn Residential Care Facility opened in 1986 in Casco Village and moved to Route 302 in January of 2000. It has accommodations for thirty-nine elderly men and women and services the Casco community as well as others. The Inn is privately owned and provides boarding facilities, social activities, and round-the-clock staffing, as well as assistance with personal care, and the assurance of prompt medical assistance in case of need. Respite care may be available.

Thomas House Assisted Living was started in 1997. It has accommodations for sixteen people and provides boarding facilities, social activities, and round-the-clock staffing, as well as assistance with personal care, and the assurance of prompt medical assistance in case of need. Respite care may be available. They are a Medicare-licensed facility.

Country Village Assisted Living opened in 2000 at the site of the former Casco Inn Residential Care Facility. They can accommodate thirty patients and provide boarding facilities, social activities, and round-the-clock staffing, as well as assistance with personal care, and the assurance of prompt medical assistance in case of need. Respite care may be available. Limited adult daycare is also offered. Located in Casco Village,

residents may walk to the nearby bank, library, Town Office, Post Office and the Casco Congregate Meal Site for Seniors.

Hall Funeral Home on Quaker Ridge Road is in its fourth generation of service to the community.

None of the cemeteries in Casco are town-owned. Therefore, the town cannot offer burial sites. Several cemeteries belong to incorporated cemetery associations and others are family-owned.

Social Services

General Assistance, which is mandated by the State, is available for families and individuals. Typically, they receive benefits on a short-term basis while they pursue other options such as unemployment compensation, workmen's compensation, HEAP, and other funds. During the recession of the early 1990's Casco experienced a sharp increase in demand for emergency welfare assistance. The demand leveled off in the mid-1990's with appropriations and expenditures remaining level. Recently, Casco is experiencing an increase in the number of applicants. Generally the need for assistance is short-term. There are a greater number of requests for supplemental support in the fall and winter months. Given the seasonal impact on employment opportunities in the area, it is expected that this trend will continue. Town funding for assistance programs is sensitive to State and Federal funding allocations.

For many years, the Town of Casco has contributed annually to The People's Regional Opportunity Program (PROP). This agency provides services to Casco through its Women's Infants and Children's supplemental food program (WIC), the Weatherization Referral Program, the Home Energy Assistance Program (HEAP), the Energy Crisis Intervention Program (ECIP), and the Housing Preservation and Emergency Homeless Program. Most recently, PROP has added the Fix-Me-Program. This program offers low-interest loans for home improvements. Through its Volunteer Transportation Program PROP also arranges transportation for its clients for such purposes as medical visits when private transportation is not available. Some Casco residents serve as volunteer drivers for this program.

Casco also gives financial support annually to the Tri-County Mental Health Services, the Family Crisis Shelter, and to the Senior Citizens Congregate Mealsite, Inc., which serves meals and fosters social activities at the Community Center two days a week for 35-40 older citizens in the winter and an increased number in summer.

The nonprofit Regional Transportation Program, Inc., serves Casco and other area residents who do not have other means of transportation. While RTP provides general public transportation service in Cumberland County on a fare basis, its special focus is on the elderly, the handicapped, and the low-income rider, from whom a donation is requested. RTP also provides general public transportation services in Cumberland County on a fare basis.

Southern Maine Agency on Aging (SMAA) has a local congregate meal site in Naples serving a hot meal once a week. This agency also provides meals for people who are unable to leave their homes. SMAA offers legal services, community education programs, congregate housing, care management services for frail elderly, home-based care, information, and referral programs, and other benefits and services for older people.

The Town of Casco has two food pantries that offer free food on a short-term basis.

Casco Alliance Church
Route 302
Call for an appointment
655-3592

Casco Village Church
Route 121 in Casco Village
Call for an appointment
627-4282

The program SHARE, a reduced-price food program, is available for persons who volunteer two or more hours a week. Food packages are available on a monthly basis at a cost of \$16.00. The packages are pre-ordered and picked up at the South Casco Fire Station. Call Tammy Chapman at 655-3746 or Hope Chapman at 655-4589 for more information.

Child Development Services provides services for children with disabilities from birth through age five. The agency offers free developmental screening and evaluations. Early intervention services are available for eligible children at no cost.

Horizons 60, located in Bridgton, provides area senior citizens with wellness and educational programs.

Casco also gives financial support annually to the Tri-County Mental Health Services, the Family Crisis Shelter, and the Senior Citizens Congregate Mealsite, Inc. The latter serves meals and fosters social activities at the Casco Town Hall two days a week, Mondays and Thursdays. Many senior citizens enjoy this activity in the winter, with an increase in attendance during the summer months.

Discussion

Volunteers

Casco is fortunate to have dedicated citizen volunteers and elected officials who serve on various boards and committees. Town staff is professional and many have served the community for years and understand townspeople and town needs. While there are debates and differences of opinion, people try to work together for the best interests of the whole community.

Casco does, however, face some challenges in the coming years. One of major importance is the reliance on volunteers for important town functions, like fire and rescue, to name just two. As State mandates for safety and training have increased, it has been more difficult to find volunteers to provide these essential municipal services. Those

that remain involved contribute a great deal of time and energy, and spend time away from work and family to provide a valuable service for Casco. It is important to recognize their service to the community.

It seems almost inevitable that Casco will have to rely more and more on paid staff to provide some of these services. The paid stipends for both fire and rescue should be increased. Some of the administrative duties of the Fire Chief may best be handled by paid staff. Perhaps hiring a fire administrator or creating a rural fire district with neighboring towns is another way to approach these needs.

Attracting enough volunteers is another issue. This is true not just for the Fire Department and the Rescue Department but for town boards and committees as well. People lead busy lives, with families, multiple jobs and other commitments. It is sometimes difficult to find people who are willing to serve on the Planning Board, Conservation Committee, Zoning Advisory Committee, and others. Casco must find a way to attract and retain more volunteers.

Communications

For people to become involved, they first need to be informed about town issues and feel like they have a stake in what happens in Casco. Effective communication is vital in any town, and Casco is no exception. The message, the medium and the intended audience are the important aspects of effective communication: *what* gets communicated and to *whom*, and *where* it gets communicated. Channel 3, the local public access channel, Casco's website, email, a local newspaper and the Casco Reporter should be the primary communications media. Other newspapers and other forms of communications may also be included. The town used to have a newspaper correspondent who ensured that Casco news items were carried in area newspapers. Efforts should be made to find someone who is willing to take on that responsibility.

The town has made considerable progress by developing a website and posting information on it. It also uses Channel 3 to broadcast meetings and events. Channel 3 is currently used for both Casco and Raymond and for town-sponsored meetings and events as well as social, cultural and religious announcements. It would be more useful if each town had its own public access channel. In the meantime, segregating topics would be helpful to viewers.

The *Casco Reporter* was printed twice a year and serves as a communications vehicle. It has been very well-received, since it was mailed to all residents and landowners in Casco. Volunteers are currently needed to write articles and publish it. The Town of Raymond publishes a very successful monthly newsletter, and has informally offered to discuss publishing a joint newsletter with us. Other written forms of communications include the annual Town Report, Town Meeting Warrants and the Comprehensive Plan. Additional efforts should be made to use them more effectively as communications vehicles.

Important topics for dissemination to the general public are the agendas and results of Board of Selectmen's, Planning Board and Zoning Board of Appeals meetings, and Town Meeting and local election results.

Town Services

The town should accelerate the implementation of GIS (geographical information services). It would have been extremely useful to have those capabilities available while working on this Comprehensive Plan, but it will facilitate future work as well. Whether for assessment work, planning for open space, or tracking where development is occurring, GIS capabilities can be invaluable. Provision should also be made for adequate funding for the ongoing costs of maintenance, use, and upgrades.

Town Facilities and Equipment

The Casco Town Hall, originally built in 1912 and expanded over the years, requires annual maintenance, just like any building. In the near-term there is also a need for additional office space. As an official evacuation center, it should have handicapped accessible showers. Longer range (beyond the ten-year time frame covered by this Plan), it will need extensive (and expensive) renovations or replacement. The decision to renovate or replace will require much public debate and a careful look at the costs and trade-offs.

Provision should be made for financing on-site sleep quarters for full-time crew at Central Station. There is adequate room for expansion at this facility. The jaws of life shared by fire and rescue was replaced two years ago with a refurbished unit, at a cost of less than \$6,000. It may need replacement in ten years; however it is not included in the CIP because it may not be replaced until after 2012, and its cost, if a refurbished one, will probably be less than \$10,000. Heart monitors/defibrillators will need replacing.

The Grange Hall was renovated in 1991 and would be used more frequently if it had handicap accessibility to the second floor.

In conjunction with other solid waste facility owners, Casco should plan for traffic flow improvements at the Transfer Station and the addition of a second scale and a replacement loader at the Bulky Waste Facility.

The emergency generators will probably need replacement at the end of this planning period.

Information on the timing and amounts of these capital expenditures is included in the Capital Investment Plan (CIP), found in the Fiscal Capacity section of this Plan.

Public Water Supply

The current water supply at the Town Hall is adequate for current use, but volume is marginal. The town should develop a plan for a public water supply for future needs

Public Safety

The fire department's ladder truck and Engine 4 will likely need replacing in the next ten years, as will rescue department vehicles and equipment. These expenditures are included in the CIP.

A Public Safety Committee has been formed to study and make recommendations on several public safety issues. These issues include current and desired level of service for rescue and fire; need and timing of full-time crew; emergency management; and the possible expansion of dispatch services. The possibility of providing any of these services on a regional is a key focus for the group. The need for policing services and how to provide them will also be addressed by this group. In the meantime, local efforts such as working with available police services (County Sheriff's Department and the State Police) should be made to address these needs before contracting for services.

Library

An issue of immediate concern is the need for professional librarians to meet the needs of a growing community. The current salaries are not sufficient to attract the caliber of librarians necessary to manage the complex, specialized duties required to maintain a quality book collection, provide reference and information assistance, reach out and promote services in the community and meet the needs of every age group.

It will be necessary to raise additional money to operate the library at the high standard the people of Casco expect and demand. An annual fundraising letter to the community is planned to begin in 2003. The trustees will also increase the amount of money requested from the town. Since the Casco Library functions as one of the few cultural institutions in Casco, the town should be prepared to assist with on-going operating expenses.

TOPIC	GOALS AND POLICIES	STRATEGIES	WHO	START DATE	END DATE	ONGOING?
Public Services and Facilities	Related State Goal(s):					
	To plan for, finance and develop an efficient system of public facilities and services to accommodate anticipated growth and economic development.					
	Town Goals:					
	Provide quality town services and facilities.					
	Foster an informed and involved citizenry.					
	Policies:					
	1. Ensure the public's safety and provide quality public safety services.	A. Evaluate the success of the stipend program for all public safety personnel and fund appropriately.	BOS		Jul-04	
		B. Explore a regional approach to public safety issues and services, including: discussions with Naples and Raymond a regional approach to policing services, regional cooperative buying for fire and rescue equipment, the possibility of a rural fire district; and regional dispatch alternatives.	PSC	SD	Jul-03	ongoing
		B.a. Make written proposal of findings and recommendations.	PSC		Dec-04	
		C. Determine need and timing for hired rescue department personnel.	PSC		Dec-05	
		D. Determine need and timing for hired fire department personnel.	PSC		Dec-05	
		E. Develop additional fire protection standards for subdivisions.	PB		Dec-05	
		F. Develop and implement a plan using existing law enforcement agencies to address public safety issues.	PSC	SD	Jul-04	ongoing
		G. Enforce current regulations regarding public safety issues.	BOS	SD	Jul-03	ongoing

TOPIC	GOALS AND POLICIES	STRATEGIES	WHO	START DATE	END DATE	ONGOING?
	2. Provide adequate staff and salary levels.	A. Increase the responsibilities of the part-time planner to include such things as ordinance development, administrative paperwork and meetings with applicants for submission requirements.	BOS		Jul-04	
		B. Investigate the need for part-time road commissioner with an engineering background.	BOS		Jul-06	
		C. Provide additional direct customer service staffing.	BOS		Jul-04	
		D. Provide additional maintenance staffing.	BOS		Jul-04	
	3. Demonstrate continued professionalism in all Town Government functions.	A. Form a Town Government Study Committee to review town functions, such as: number of Selectmen; budget process handling – continue with an elected Budget Committee and an appointed Finance Committee, or combine the two; legislative process – continue with Town Meeting or change to Town Council; and functioning of boards and committees.	BOS		Nov-03	
		B. Review and revise guidelines and policies for all town boards and committees.	BOS		Sep-03	
		C. Attend relevant workshops, seminars and conferences annually.	BOS	SD	Jul-03	ongoing
	4. Implement GIS (Geographic Information Systems) for the Town.	A. Acquire software for viewing and creating maps.	TM		Jul-04	
		B. Designate and train a principal GIS staff person.	TM		Jul-04	
		C. Allocate funds for continual upgrading of hardware and software.	TM	SD	Dec-03	ongoing
		D. Develop a set of maps suitable for newcomers and for posting on the town's website.	TM		Dec-04	
	5. Maintain and, when necessary, enhance Casco's municipal buildings and other facilities in a cost-effective manner.	A. Develop and adopt a capital investment policy that is consistent with directing growth toward specific areas.	BOS	SD	Dec-03	ongoing

TOPIC	GOALS AND POLICIES	STRATEGIES	WHO	START DATE	END DATE	ONGOING?
		B. Refine the existing Capital Investment Plan (CIP) to include ten-year spending plan for all town buildings.	FINC		Dec-03	
		C. Improve traffic flow at Bulky Waste Facility and the Transfer Station.	CNTSC		Dec-05	
		D. Assess the need and timing for an additional scale at the Bulky Waste Facility.	CNTSC		Dec-05	
		E. Assess the need for additional municipal office space.	FAC		Dec-04	
		F. Install handicapped-accessible showers at Casco Town Hall (evacuation shelter).	BOS		Dec-04	
		G. Design and distribute materials to promote use of Grange Hall by private groups.	BOS	SD	Oct-03	ongoing
		H. Investigate and plan for wheelchair accessibility for the second floor of the Grange Hall.	BOS		Dec-05	
		I. Allow and encourage extension of Portland Water District water supply lines into Village and Residential Districts.	BOS			ongoing
	6. Communicate to townspeople on a regular and frequent basis.	A. Form a Community Awareness Program (CAP) Committee.	BOS		Dec-03	
		B. Hold at least one selectmen's meeting per year in South Casco and Webb's Mills.	BOS	SD	Jul-03	ongoing
		C. Encourage all Town boards and committees to post meeting notices on Channel 3 and the website calendar two weeks in advance.	BOS	SD	Jul-03	ongoing
		D. Advertise all Board of Selectmen's meetings in a designated newspaper, including major agenda items, one week in advance.	TM	SD	Jan-04	ongoing
		E. Post Selectmen's meeting minutes on website within one week of approval.	TS	SD	Jan-04	ongoing
		F. Add ordinances, property maps, the Comprehensive Plan and other information to Casco's website.	TM	SD	Sep-03	ongoing
		G. Improve technology for ease of updating Channel 3.	TM		Jul-04	

TOPIC	GOALS AND POLICIES	STRATEGIES	WHO	START DATE	END DATE	ONGOING?
		H. Investigate the possibility of two public access cable channels, exclusively for Casco's use.	TM		Dec-05	
		I. Use email lists, Town Report and Town Meeting Warrant to enhance communications with Casco residents.	BOS	SD	Sep-03	ongoing
		J. Continue to publish a local newsletter at least twice a year.	BOS	SD	Jul-03	ongoing
		K. Advertise in a designated newspaper and on Channel 3 for a Town correspondent for area newspapers.	TM		Jul-03	
		L. Devise strategies for increasing citizen participation in town government.	BOS	SD	Dec-03	ongoing
	7. Encourage volunteerism for identified tasks.	A. Develop a list of current volunteer opportunities at the Town Office.- Post at the Town Office; Write appropriate articles for a local newsletter; - Post specific needs on website and Channel 3; - Contact local youth groups about volunteer needs.	BOS	SD	Sep-03	ongoing
		B. Develop and keep an updated list of potential volunteers.	BOS/TM	SD	Jul-03	ongoing
		C. Advocate with SAD 61 officials for making community service a mandatory graduation requirement.	BOS	SD	Sep-03	ongoing

Education

The Sinclair Act passed by the Maine Legislature in the 1960's changed the educational picture in the Town of Casco and many other communities throughout Maine. Small school units were out. The State offered financial help if small towns would agree to consolidate their education facilities and become School Administrative Districts. Casco joined with Bridgton, Naples and Sebago to become Maine School Administrative District # 61, better known as the Lake Region District. Casco High School closed its doors after graduating the class of 1969.

Enrollment

October 2002 enrollment figures show that M.S.A.D. #61 had a total enrollment, grades K-12, of 2200 students, 589 of whom are students from Casco. In 1992 total enrollment was 2,320 with 610 Casco students. Casco enrollment figures have varied from a high of 711 in 1993 to a low of 574 in 2001.

Using the data from the section on population, it is expected that in 2012 that the 5-17 year age group in Casco will number 672 children. Since the 2002 census figures for that age group show a school age population of 668, and assuming that the percentage of children of school age attending MSAD 61 remains the same, the enrollment levels are expected to remain relatively stable.

Current Facilities

Lake Region High School and Vocational Center was built in Naples, on Route 302 close to the Bridgton line. It was designated by the state to be a Regional Vocational Center to serve vocational students in the surrounding Districts. These new facilities were opened for the 1969-70 school year and now serve high school students in the four towns and vocational students from Fryeburg and Sacopee Valley.

In the fall of 1985 the new Lake Region Middle School was opened for 7th and 8th grade students. Located on the Kansas Road in Naples this building replaced both Casco and Bridgton Junior High Schools. However, in the 1990's enrollment exceeded capacity and the voters approved a new wing to be added to the existing building and enlargement of the core facilities. The new wing was ready for occupancy in the fall term of 1998.

Crooked River Elementary School on Route 11 in Casco was built in 1985 and today is used to educate Casco and Naples children in grades 4-6. Built for the 1985 enrollment, this school soon became overcrowded and today requires several modular/portable classrooms to meet the needs. A plan to enlarge the school is currently under consideration by the State Department of Education.

Songo Locks School, built in 1991, accommodates Naples and Casco children in Grades K-3. This school is located just off Route 302 on the Songo Locks Road in Naples. It

seems to be large enough for enrollment in the foreseeable future. Bridgton elementary students Grades K-6 are accommodated in the new Stevens Brook School that opened in the fall of 2000. Sebago students in grades K-6 are in a village school that was originally a donated farmhouse. It has been remodeled with new classrooms and includes an all-purpose room that serves as auditorium, gymnasium, and cafeteria.

Figure 30: School Enrollment and Capacity, M.S.A.D. #61, 2002-2003.

School	Enrollment	Capacity	
		Base	w/Portables
Sebago Elementary	147	113	131
Songo Locks Elementary	320	445	445
Crooked River Elementary	296	256	298
Stevens Brook Elementary	334	472	472
Lake Region Middle School	390	448	448
Lake Region High School/Vocational	720	569	708

A facility space needs study conducted for the school district in 2001 found roughly a 50% space shortfall at the building housing the high school and vocational center and was described it as “a very serious condition”. This study also found, among other things, a need for a permanent space expansion at the Crooked River Elementary School. These projects have been submitted for state funding but have not been of high enough priority statewide to be approved. Budget cuts across the board at the state level do not bode well for getting these expansions funded anytime soon. The school district does not have any projection of costs for these projects at this time.

In the District there are 502 students with special needs. Fourteen of these students are out-sourced on a daily basis, with the remaining ones educated within the District. Special Education needs have also contributed to the overcrowding. Portable and modular classrooms are used to house the overflow in the schools where enrollment is greater than capacity, but these modifications don’t ease the strain on the common rooms.

Casco has a growing number of students who are home schooled or attending private schools in other communities.

Costs

The 1940 Casco Town Report shows that \$5,481 was available for the operation of Casco High School with an enrollment of 64 students, thirty of whom were tuition students from Naples, Otisfield and Raymond. Enrollment for the Casco schools in 1961 totaled 253 students. Cost to the town was expected to be \$43,754.00. Cost for educating each student amounted to \$173.00 if the cost were equally distributed. This may not have included any state financing. Today, it costs taxpayers over \$5,000 to educate each child each year. Costs have certainly increased, but so have the learning opportunities.

In May 2002, the voters in S.A.D.#61 approved a school budget of \$19,323,090.00. Casco's local share, raised through the property tax, was \$ \$3,347,275. In 1998 education expenses for the town were \$2,060,529. They have risen on average 10.3% per year since then. The yearly increase per year is shown in the following table. They are expected to rise another 10% for FY 2004.

Figure 31: Yearly Increase in Education Expenses, 1999 – 2003.

Year	1999	2000	2001	2002	2003	Ave.
Percent Increase	4.8%	5.9%	11.8%	19.5%	9.6%	10.3%

Other Educational Facilities

Adult Education

The District is proud of its encouragement for life-long learning. In addition to offering several diverse courses for community members of all ages, it also operates two Learning Centers for those who didn't complete a high school education. Two of the abandoned elementary schools, the Casco Memorial School and the former Stephens Brook School in Bridgton, are currently serving over a hundred adults who wish to complete their high school credits and earn a diploma. In addition, the Bridgton Learning Center offers some evening classes in which students can earn credits toward an associate degree from Southern Maine Technical College.

Senior College is located on Depot Street in Bridgton. The College offers six-week courses that stimulate discussions and activities.

There are currently twelve day-care and pre-schools of varying size and programs. The Town of Casco makes available the ground floor of the Grange Hall in the Village for a Head Start Program. Most of the children in this program live in Casco and attend year-round.

Edgefield Group Home (part of the Spurwink Group) on Route 121 in Casco Village, provides its own school facilities to its boarding students.

Discussion

Facility needs in the near future include:

- ◆ enlarged facilities at the Crooked River Elementary School and Lake Region High School;
- ◆ a new home for the school bus fleet away from the present quarters at the high school where there is a health and safety issue;

The facility needs listed above have not been approved and no estimate of costs has been done. There is a need for a stronger capital budgeting process for these major items in the school administrative district.

There is a need to find a solution for retaining the experienced administrators and teachers who are being lured away to greener fields.

All of the above cost money, and most educational costs are paid by local property taxes. With the escalating costs for education, it is becoming more and more important to address real tax reform at the state level so that whatever taxes pay for education, or to pay for anything else, they are much less regressive.

The way the current budget is presented to the voters for approval, there is little ability to vote against an individual program.

TOPIC	GOALS AND POLICIES	STRATEGIES	WHO	START DATE	END DATE	ONGOING?
Education	Related State Goal(s):					
	To plan for, finance and develop an efficient system of public facilities and services to accommodate anticipated growth and economic development.					
	Town Goal:					
	To provide quality education for Casco's children at a reasonable cost.					
	To change the funding of education to a more progressive tax system.					
	Policies:					
	1. Encourage more communications with SAD 61 and accountability to the Town and taxpayers.	A. Meet with Casco's School Board members on a semi-annual basis.	BOS	SD	Sep-03	ongoing
		B. Recommend additional ways for the school district to communicate with taxpayers, particularly those who do not have children in the public school system.	CAP		Jun-04	
		C. Request an analysis of the District's last five years' revenues.	BOS		Sep-03	
		D. Request a 10-year projection of the District's revenues and expenses that includes both operating costs and capital costs.	BOS		Sep-03	
		E. Make recommendations to change the way the budget referendum is organized to provide a meaningful veto power to voters.	BOS		Jul-04	
	2. Change the way public schools are funded.	A. Educate voters on the need for tax reform at the State level.	BOS		Sep-03	

TOPIC	GOALS AND POLICIES	STRATEGIES	WHO	START DATE	END DATE	ONGOING?
		B. Meet with State legislators twice yearly and ask them to pass tax reform that will rely less overall on local property taxes.	BOS	SD	Jul-03	ongoing
		C. Lobby State legislators at least annually to more fully fund the State's share of education and education-related mandates.	BOS	SD	Jul-03	ongoing
		D. Lobby US congressmen and senators at least annually to fund education mandates at the promised 40% level.	BOS	SD	Jul-03	ongoing

Recreation

Introduction

Recreational activities play an important part in many people's lives, and Casco's residents, both year-round and seasonal, are no different. With our warm summers and cold winters, opportunities for year-round outdoor activities abound. From early spring fishing and birdwatching to summer boating and swimming, fall hiking and hunting and winter skiing and snowmobiling, there's something for just about everyone. The June 2001 survey results indicate that 41% of the respondents consider recreational opportunities one of the desirable aspects of living here.

Recreational Facilities and Programs

Public Facilities

Casco has two town beaches, one on Pleasant Lake and one on Crescent Lake. The Pleasant Lake beach, located on Mayberry Hill Road within walking distance of Casco Village, is a small fenced-in sand beach with dock and parking for 15 vehicles (and portable toilet) across the road. The somewhat larger sand beach on Crescent Lake is located at the northern end of the lake, approximately three-quarters of a mile from Webb's Mills Village. It also has a dock, portable toilet and parking for 5 vehicles.

The Town of Casco has four public boat ramps suitable for motorized and other boats. Two of them are constructed of concrete: one is located next to the town beach on Pleasant Lake and the other one is on Thompson Lake at the Heath. The Pleasant Lake boat ramp was reconstructed in 2001. The Thompson Lake boat ramp is older and is in need of repairs. Both of these ramps are located such that a vehicle has to back across a main road in order to launch a boat into the water.

The remaining two public boat ramps are constructed with gravel. Located on Parker Pond and Coffee Pond, they are on more limited traffic roadways. In addition to these four ramps, there are numerous private boat launch areas, owned by individuals, road associations and business establishments.

Sebago Lake State Park, as its name implies, is a state park owned and operated by the Bureau of Parks and Land, a part of the Maine Department of Conservation. It straddles the Crooked River on the northern shores of Sebago. It is 1400 acres in size, with about half in Casco and half in Naples. It provides a full complement of camping and water access activities, including a boat launch, tent and RV campsites, ballfields, tennis courts, sand beach and clubhouse. There is a fee for general entry as well as additional fees for certain activities.

Casco has added two public-access ballfields in the last six years: the Manning Field, a private field leased by the Town, in South Casco and the Dingley Field, owned by the

Town, behind the South Casco Station on Brown Avenue. Other fields in Casco include the Hancock Field at the old Casco Memorial School on Route 11 (property of SAD 61), the Casco Days Park field in Casco Village and the Crooked River Elementary School field (also owned by SAD 61 with use shared with Naples) on Route 11 close to the Naples town line. In addition, the Lake Region Middle School field and the Lake Region High School field, both in Naples and owned by SAD 61, are available and used by summer recreational programs. Naples and Bridgton use these two fields as well.

Other publicly owned recreation facilities include an area on Libby Road containing playground equipment, basketball and tennis courts and picnic tables. In Casco Village there is another playground area with playground equipment behind the Casco Library. A tennis court, basketball court and shuffleboard area are also available behind the Casco Community Center. The Village Green with its park benches and the Casco Day Park with its gazebo round out the Town-owned recreational facilities.

The Town of Casco also owns several land parcels, most of which have been obtained because of nonpayment of taxes. A 40-acre parcel that the Town is in the last stages of acquiring on the State Park Road has some potential for recreational or other public use. Other town-owned land has limited potential for heavy public recreational use.

Two other recreational opportunities are available to Casco residents. The Town of Casco provides financial support to the Naples outdoor town hockey rink on Route 11 for use by organized hockey leagues. Loon Echo Land Trust owns the Mayberry Hill Reserve. Its 140 acres are open to the public and have maintained trails winding through woods and along open fields.

Private Open Space

Maine has a long tradition of public use of private land for recreational uses like hunting, hiking and snowmobiling. However, as large undeveloped lots become scarcer and the public recreational use of remaining private areas becomes more intense, this traditional use cannot be taken for granted. Hancock Land Company, which owns about 4,700 acres in Casco, still allows public access for traditional uses. Hikers, birdwatchers, hunters, snowmobilers and even an occasional dog sled team use their lands. While their intention is to continue this practice, illegal dumping of trash and white goods and misuse by ATVers may force them to place some limits on their open access policy. Other private landowners may not be as willing to allow public use of their land if abuses continue. Some landowners have already blocked off land that used to be used by snowmobilers and ATVers.

There are still large, privately owned, undeveloped tracts of land in several areas of Town used by recreationalists. These blocks include almost 10,000 acres (only a small part of this is in Casco) around Jugtown Plains, 2900 acres between Parker Pond and the Heath, 2,200 acres around the Meadow Brook between Quaker Ridge Road and Route 302/Tenney Hill, and roughly 2,000 acres between the Quaker Ridge Road and the Meadow Road (Route 121).

The Crooked River Snowmobile Club has designed and maintains a system of trails in Casco which are used for winter snowmobile and cross country skiing, and summer hiking and, in some instances, ATV use. The Town of Casco provides funds each year to the Snowmobile Club to help with their maintenance activities.

Indoor Facilities

Town-owned indoor facilities used for recreation are the gymnasium and the senior citizens' room at the Casco Community Center and the Grange Hall in Casco Village. Other public indoor facilities include the gymnasiums at the SAD 61 schools.

Town Recreation Programs

The Town funds recreation programs which are organized and run with all-volunteer staff. The Recreation Committee provides activities for all age groups, with emphasis on activities for the children of Casco. If there is a need for a special activity and the Recreation Committee can not provide the service itself, it looks elsewhere for the people who can run the program. For example, a few Casco residents expressed an interest in cribbage, so the Committee helped the people organize a Cribbage Team.

One of the most popular activities in Casco is the baseball and softball program. Usually around 250 children participate. The baseball program is available for both boys and girls and starts with T-ball for the 5 and older age group; rookie for the 7-8 age group; minor league for 9- and 10-year-olds; and bambino for the 11- and 12-year olds. Recently a 13-year-old prep team was added. The 14- and 15-year olds play recreational Babe Ruth. Girls' softball leagues are 8 and under, U-10, U-12 and U-14. All the ballfields in Casco are used for these programs as well as the two school fields in Naples. This program is made possible by the efforts of almost twenty volunteers, who help with coaching, assisting, score keeping and tending the food booth.

Basketball is offered in Casco. There are teams for both boys and girls at the third and fourth grade level (combined) and at the fifth and sixth grade level. They use the gymnasiums at the Casco Community Center and the Crooked River Elementary School in Casco, and at Songo Locks School and the Lake Region Middle School in Naples. Again, many volunteers make this possible.

For several summers the Recreation Committee has organized a block dance at the Casco Village Green for the whole town. Many of the nearby summer camps, including Seeds of Peace, Camp Cedar, and Agawam have joined in. Over 200 people usually participate in this fun summer event, which is free.

Other Recreation Committee sponsored activities include swimming lessons at the town beaches, tennis lessons at the Casco Village tennis courts, teen dances, a Halloween party and a Winter Carnival.

Another town-wide event that deserves mentioning is the annual Casco Days, a tradition for over 65 years. The Casco Fire Association sponsors Casco Days, which runs from Thursday evening to Saturday evening the last weekend in July. It features parades,

concerts, fireworks, a public breakfast and two public suppers, a road race and midway activities. The “Grand Parade” is one of the best in the area and features floats, fire engines and fantastic entertainment. This event is an important community fund-raiser and provides fun for the whole family, from youngsters who participate in the Children’s Parade to the seniors who enjoy beano and the public suppers.

Commercial Recreation

In addition to the organized activities that the Town’s Recreation Committee and its volunteers undertake, Casco residents enjoy access to a variety of recreational opportunities in the surrounding Lake Region. These include skiing and snowboarding at Shawnee Peak, Point Sebago Championship Golf, several indoor pools, a bowling alley, local riding stables and a fitness center. The Point Sebago Golf Club reserves 25 memberships each year for residents of Casco.

Survey Results

The June 2001 survey results for recreation show that 41% of respondents felt that recreational opportunities are a desirable quality about living in Casco, behind natural environment (73%), peace and quiet (72%) and rural character (64%). Increasing recreational opportunities ranked seventh out of the eight goals listed for the Town. When asked how to achieve recreational goals, 58% said through volunteer efforts, 29% through education/information, 26% through tax revenue and 16% through zoning.

When asked which additional recreational facilities and/or programs should the Town spend tax revenues on in the next five years, the clear choice was for teen/youth programs. The next two most needed and desirable possibilities were town beaches and senior programs. Additional facilities thought to be *unnecessary* by more than half the respondents were indoor swimming facilities, skateboard areas, ATV and dirt bike trails and tennis courts. (See the Appendix for complete details of survey results.)

Discussion

We in Casco are fortunate to live in an area with numerous water resources and other outdoor recreational opportunities. Most people can walk to undeveloped natural areas and enjoy the woods, views and other natural wonders. But that doesn’t mean that public access to and availability of those areas will continue. While survey respondents don’t consider additional recreational opportunities a high goal for the Town, they do consider recreational activities important.

The recreational issues and concerns fall into four general categories: the need for additional public recreation areas; the reliance on an all-volunteer committee; taking care of what we’ve got; and the inappropriate use of public and private recreation areas by a small minority of people. We will look at all four of these areas in more detail.

Additional Recreational Facilities

There is a need for additional public access to water. Current beach areas are crowded during peak summertime use now, and public demand for them will grow in the future. Other water access is also desirable, such as carry-in access for non-motorized watercraft. Appropriate places for these kinds of access are getting fewer and fewer and more and more expensive with each passing year. When an opportunity for public acquisition arises, we must be ready to act quickly. The existing Land Acquisition Fund, established in the early '90's, should be funded annually to prepare for this possibility. These funds should not be earmarked just for water-access acquisitions, but also for acquiring or helping to protect other land that has public value. Casco should work with land trusts like Loon Echo and other organizations like the Department of Inland Fisheries and Wildlife and the Land for Maine's Future Board, as necessary. The Conservation Committee or another similar group should set priorities and advise the Board of Selectmen on any potential purchase. No estimate of potential cost is given here, but the Land Acquisition Fund is included in the Capital Investment Plan.

While we do have a large and beautiful State Park in our backyard, it is almost impossible for resident families to use since it is usually full by mid-morning. Residents of Casco and Naples, the towns where the Park is located, are also charged the same fee as are any other Park user.

The Town does own several properties around town. A committee, such as the Conservation Committee, the Open Space Committee, or the Recreation Committee, should review them to see if any of them have any recreational value.

While the number of ballfields and outdoor basketball courts is adequate for today's needs, it probably will not be in the future. A group, perhaps the Recreation Committee and/or the Facilities Committee, should determine guidelines in advance for when we are likely to need additional facilities, and ensure that the cost of these facilities is in the Capital Investment Plan.

Large private open spaces usable for public recreation are becoming more scarce as people carve lots out of a larger parcel or as a large parcel once owned by one person gets passed down to multiple heirs in succeeding generations. This is a more critical problem in the more densely populated areas of town, particularly in some of the southern sections of Casco. The town should work with Loon Echo Land Trust and identify parcels for conservation easement or outright purchase as part of an Open Space Plan.

Reliance on volunteers

Casco is fortunate to have dedicated volunteers who organize and run the recreational programs in Casco. As with other volunteer committees and departments, it will likely be appropriate to hire a part-time recreation director within the next five years. We recommend that the Board of Selectmen determine when to hire someone, and to build the cost of that into the Town's budget.

Taking Care of What We Have

There is some general concern that maintenance of outdoor facilities, such as raking, trimming and weeding, daily clean-up and trash removal at the town beaches, repairs at playgrounds and other facilities after damage by vandals, should be done more promptly. It would be ideal if a neighborhood group assumed some of these responsibilities. In the absence of that, and if Town maintenance personnel don't have the time to attend to these matters, perhaps a group like the Facilities or Recreation Committee could do some of the work, and try to get neighborhood groups more involved.

Misuse of Public and Private Recreational Areas

Vandalism and petty crime; dumping trash on public and private lands; bullying at town beaches; and especially irresponsible use of ATVs: all these behaviors by a few adversely affect the enjoyment of recreational pursuits for others. Bullying behavior at a town beach takes away a young family's pleasure of an afternoon at the beach. Vandalism may disappoint a youngster's anticipation of a chance to use the slide or swings at a playground. Who wants to see an old refrigerator or an abandoned truck during a peaceful hike to a favorite scenic spot?

As more ATVers damage trails and abuse the privilege of riding on other people's private property, we will see more and more gates, fences and barriers erected to try to keep them out. Some private landowners may even start posting their property to keep out *all* uninvited "guests".

TOPIC	GOALS AND POLICIES	STRATEGIES	WHO	START DATE	END DATE	ONGOING?
Recreation	Related State Goal(s):					
	To promote and protect the availability of outdoor recreation opportunities for all Maine citizens, including access to surface waters.					
	Town Goal:					
	To provide a variety of recreational opportunities for residents of all ages.					
	Policies:					
	1. Continue and expand the Town's existing recreational programs.	A. Assess the need and timing for a paid recreational coordinator.	BOS	SD	Jul-03	ongoing
		B. Recruit and sustain a volunteer recreation committee.	BOS	SD	Jul-03	ongoing
		C. Continue to provide annual funding for recreational programs.	BOS			ongoing
		D. Develop a long-range plan to include programs for all age groups, and projected costs.	REC		Jun-04	
		E. Appoint or designate a group to research and make recommendations regarding implementation of impact fees to further the Town's open space and recreation capital investment goals.	BOS		Dec-08	
		F. Report recommendations regarding implementation of impact fees to further the Town's open space and recreation capital investment goals.	Des. Group		Dec-10	
	2. Help ensure that important private open space remains available for responsible public recreational use.	A. Determine which landowners provide important open space and outdoor recreational opportunities for residents.	BOS		Jun-04	
		B. Meet with these landowners annually to identify their issues and determine how to assist them.	BOS	SD	Sep-04	ongoing

TOPIC	GOALS AND POLICIES	STRATEGIES	WHO	START DATE	END DATE	ONGOING?
		C. Educate public on the threats to public use of private land, pertinent laws and what they can do to ensure continued use.	CAP	SD	Oct-04	ongoing
	3. Maintain existing town recreational facilities.	A. Determine responsibility for and timing of regular inspections of each facility.	BOS	SD	Sep-03	ongoing
		B. Ensure timely maintenance and repairs.	TM	SD	Jul-03	ongoing
		C. Promote neighborhood involvement in the care of town recreational facilities.	REC	SD	Apr-04	ongoing

Transportation

Introduction

As a rural community, Casco is particularly dependent on its roads and highways. Casco has over 100 miles of roads, public and private, with many of them unpaved. Since very little public transportation is available in Casco, the roads serve as the primary means of transportation, both for townspeople who commute and shop in other towns and for the influx of summer visitors. The use and therefore the maintenance costs of these roads will only continue to rise.

Approximately 67% of those responding to the 2001 comprehensive plan survey worked outside Casco, a rough indication of the burden of commuter traffic on roads in the town. In the fiscal year 2001, 2895 passenger vehicles were registered in Casco, compared to 1692 in 1996, an increase of 71%. Summer visitors and seasonal residents triple the number of people in Casco. Steady growth in new housing during the 1990's has continued to put pressure on Casco's road system. Residential development in the neighboring towns of Poland and Otisfield also increases traffic on our roads. The pace of new development in this region of Maine is expected to continue, with development in this first decade of the new millennium expected to outstrip that of the previous decade. Thirty percent of the town's operating budget was spent maintaining this network in 2002.

Roads

The roads in Casco can be categorized by major responsibility. The State of Maine through the Maine Department of Transportation (MDOT) has primary responsibility for the state roads in Casco. The town has primary responsibility for public, or municipal, roads. Private roads are the remaining ones that have not been accepted as public ways by the town. Figure 35 at the end of this section contains a list of all state and municipal roads in Casco, who is responsible for maintenance, and condition information.

State Roads

As shown in Figure 32, Casco is served by one principal arterial, Route 302, one minor arterial, Route 11, and two minor collector roads, Routes 85 and 121. These State roads

Figure 32: Classification of State Highways in Casco.

Highway Road	MDOT Designation	Federal Classification	MDOT Access Management Classification
Route 11	State Highway	Minor Arterial	Mobility Arterial, Retrograde
Route 35/302	State Highway	Principal Arterial	Mobility Arterial, Retrograde
Route 121	State Aid Road	Minor Collector	State Aid Road
Route 85	State Aid Road	Minor Collector	State Aid Road

carry most of the traffic originating in or passing through Casco. MDOT is also responsible for the State Park Road that provides access to Sebago Lake State Park. The total mileage of these state roads within the boundaries of Casco is approximately 20 miles. MDOT assumes full responsibility for summer road maintenance, patching, paving and bush trimming on all the above roads. In addition, it is responsible for snow removal on Route 302 and Route 11, while the Town of Casco has responsibility for Route 121, the State Park Road and Route 85 (a total of 8.1 miles). The town is reimbursed by the State for a portion of the cost of this work.

The Route 302 corridor is the major transportation route in the Lake Region. Route 302 serves our residents commuting to and from work, provides for the transportation of goods and services, emergency transportation to hospitals and travel to professional services, and serves as the major route for tourists to access our community. It also serves as a major east-west highway connecting the Maine south-central coastal area to the White Mountains in New Hampshire. This important corridor has had little major improvement since its last reconstruction in 1959. Current traffic counts indicate a traffic volume of more than 11,000 cars per day.

The Level of Service (LOS), calculated by the Maine Department of Transportation, is a "grade" on the quality of traffic flow, with A being the highest (free-flowing, no interference from other vehicles) to F (traffic volumes pushed to the limits of traffic capacity, prolonged backups upstream). The LOS designations are indicative of conditions during the busiest hour of a typical summer weekday. For Route 302, D would apply to the Naples end and E to the Raymond end (where volumes are somewhat higher). Similarly for Route 11, B would apply at the Poland end and C at the Naples end. Levels of Service of D, E, and F generally are not considered desirable for a peak-hour condition in a rural setting. These LOS estimates are based on lookup tables developed to relate Annual Average Daily Traffic and highway capacity to a peak-hour level of service, and are useful for planning purposes only.

A local task force (the 302 & You Committee) has been created by the Lake Region Development Corporation to address this long-ignored corridor. The Maine Department of Transportation has entered a collaborative relationship with the 302 & You Committee to identify and address transportation problems associated with Route 302. Improvements have been made at the junction of Route 114 and Route 302 in Naples Village; other similar projects are being addressed. A proposal to improve the Quaker Ridge Road and 302 intersection was dropped, as a community consensus could not be achieved regarding the parameters of the project. The Maine Department of Transportation has approved a "corridor study" for Route 302 between Foster's Corner (Route 202) in Windham and Route 93 in Bridgton. This project is currently on hold.

MDOT recently adopted Access Management Rules for the state's collector and arterial highways. These rules apply to property owners whenever constructing a driveway or entrance onto a state road. They set standards for sight distances and distance between access points, depending on the highway classification and posted speed limits.

Municipal Roads

Casco maintains 31.5 miles of municipal, or public, roads. Most of these roads are paved and have shoulders and culverts. Paved travel widths are 18 to 20 feet. A majority of town roadways, either paved or graveled, are called “right-of-way” roads. The town has a right and obligation to repair, maintain and preserve such roads within the bounds of the right-of-way. Rights-of-way vary in width from two to five rods (33 to 82.5 feet).

The town maintains approximately 4.5 miles of graveled public roads, the most notable stretches being Riggs Road, Lord Road, Stone Road, Camp Cedar Road, Jim Small Road, Fountain Hill Road, North Pine Hill Road and Freeman Road. The travel widths vary from 16 to 20 feet. Future plans include maintenance of these roads as dirt roadways, and include upgrading only as necessary to accommodate increases in traffic caused by future development.

The Town of Casco is responsible for summer maintenance, winter plowing and ice control, patching and paving on all municipal ways. The Board of Selectmen has adopted a plan for the paving, which allows for the paving of roadways in Casco on the average of every seven years. The Board of Selectmen has included in its pavement management program the use of MDOT specification for hot top mixes to maximize pavement life. Casco is currently in the twelfth year of this plan.

Private Roads

Casco has a large system of private roads – roads not accepted as public ways. The private roads are comprised of roadways or rights-of-way that are owned by individuals, associations or corporations. In many instances these roadways are strictly seasonal in nature and are not accessible by vehicles for a part of the year. No standards exist for the quality of construction or dimensions of these roadways. In some cases a road that shows on a survey is not even built, but remains what is called a “paper” road.

The town, as of 2001, plows and sands approximately 16.7 miles of these private ways. These private ways are usually associated with concentrations of year round residents. In order to qualify for plowing and sanding by the town, these private ways must be maintained to certain specifications as voted by Town Meeting in 1972. The Town Meeting vote in 1972 also requires the annual inspection of these roadways to confirm conformance with the standards. Roads are added and removed annually from the list of private roads plowed and sanded by the town. In order to assure the integrity of this practice the Town Meeting votes each year to provide these winter snow removal services to the private roads that qualify. The town also seeks an acknowledgement of a public easement to allow public use of these private ways.

Summer road maintenance and improvements to all private ways are strictly private ventures. Individuals or associations maintain these roads with private funds. For many years the town has, however, made a token commitment to private roads by reimbursing certain eligible road associations \$100 upon receipt of a paid statement showing a \$200 expenditure on the roadway for that year.

Figure 35 at the end of this section provides a list of private roads that received winter maintenance by the town in 2001.

Traffic and Accident Counts

In the fiscal year 2001, 2895 passenger vehicles were registered in Casco. In addition 499 trailers, 262 commercial vehicles, 107 motorcycles, 24 motor homes, and numerous other vehicles were also registered in Casco.

Traffic counts undertaken by the State in the year 2000 on Routes 302, 11, 121 and 85 continue to show the highest average annual daily traffic volume at the eastern (Raymond) end of Route 302 with a count of 11,460, the traffic diminishing to 9,160 toward its western (Naples) end. The next most traveled road is Route 11 with the highest daily count, 4,850, appearing at the western (Naples) end and decreasing to 2,580 on the eastern (Poland) end.

Between 1987 and 2000, Maine Department of Transportation (MDOT) reported a 42% increase in traffic on Route 302 in South Casco, 48% on Route 121 north of Pike's Corner, a 69% increase on Route 11 west of Pike's Corner and a 66% increase on Route 11 at the Poland town line.

Vehicular crashes are tracked by the MDOT. They consider a high crash location as one with a Critical Rate Factor of at least 1 and eight or more accidents within a three-year period. The following table lists intersections of concern in Casco.

Figure 33: Crash Locations in Casco, 1993 – 2000.

Location	1993-1995		1994-1996		1995-1997		1996-1998		1997-1999		1998-2000	
	Total Crashes	Critical Rate Factor										
1. Pike's Corner	14	5.4*					8	2.64			10	3.13*
2. South of Pike's Corner	12	1.03*	16	1.37*								
2.A. Rte 121, Higgins Hill Rd.					11	1.13*	12	1.13*	11	1.02*	10	0.97
2.B. Rte 121, Higgins Hill Rd.											2	0.39
3. Rte 11, Leach Hill Rd.									19	1.25*	12	0.76
4. Rte 11, Tenney Hill Rd.					9	3.35*	9	3.37*			5	1.82*

Source: Maine Department of Transportation, 2002.

* Indicates a High Crash Location.

The Critical Rate Factor indicates whether the rate of crashes is significantly higher than the statewide average for similar types of highway locations (rural intersections, urban links, etc.). If the CRF is less than 1.00, then the crash rate is not significantly (statistically) higher than the statewide average. If the CRF is greater than 1.00, then the crash rate is significantly higher than the statewide average. Higher CRFs indicate greater significance. There are now locations on Route 302 in Casco not appearing in Figure 2 that qualify as High Crash Locations based on 1998-2000 crash data.

Accident counts on State highways within Casco for the years 1986-1988 revealed a critical rate factor of 2.51 at the intersection of Routes 121 and 11, known as Pike's Corner. In 1990, MDOT redesigned and reconstructed this intersection to try to eliminate this problem. For the 1993-1995 time period, the critical rate factor at this intersection had risen to 5.4 with an accident count of 14. In 2001, the only high accident location remains at this intersection with an accident count of ten for the three-year period of 1998-2000 and a critical rate factor of 3.13. Clearly, the efforts by MDOT to reduce accidents at this intersection have been ineffective.

Bridges

The bridges and culverts in Casco owned and maintained by the State are:

- At Pleasant Lake Outlet, on Route 121, 18 feet.
- On Old Route 302, crossing Crooked River, 109 feet.
- On Route 302, crossing Crooked River, 162 feet.
- On Route 11, crossing Crooked River, at the Casco/Naples line, 144 feet.
- On Raymond Cape Road outlet to Thomas Pond, a bridge with a 6-foot arch pipe culvert underneath.
- On Route 302, a bridge crossing Dingley Brook at the Casco/Raymond town line.

There are no bridges on roads owned by the Town of Casco. However, there are a number of large, town-owned culvert crossings over brooks and streams. The major ones are located as follows:

- On the Cooks Mill's Road across Mill Brook, one eight-foot arch metal pipe installed about 1988.
- On Pleasant Lake Causeway, spanning the Lily Brook between Parker Pond and Pleasant Lake, a four-foot galvanized metal pipe installed in 1978.
- On the Heath Causeway, separating The Heath from Thompson Lake proper, a four-foot galvanized metal pipe installed in the 1960's currently requiring work.
- On the Edwards Road, two crossings of Mill Brook, flowing down from Webb's Mills, two three-foot galvanized metal pipes, one installed about 1970, the other installed in 2000.
- On Edwards Road, crossing a small brook, a two-foot galvanized pipe installed in 1980.
- On the Libby Road, crossing a large brook that drains the Quaker Ridge area leading to Thomas Pond, one three-foot galvanized pipe installed about 1990.
- On Point Sebago Road, crossing the brook flowing from the end of Kettle Cove, two three-foot aluminized pipes installed in 2001.

The town inspects these and other culverts on an annual basis. Funding for repair or replacement is provided either in the annual road maintenance budget or the Capital Improvements Program, depending on the size and complexities of the individual project.

Roads Expenditures

Excise taxes and property taxes are the primary financing means for road maintenance and capital improvements. In addition, the town receives a stipend from the State for local road assistance based on mileage maintained by the town.

Total operating expenditures in 2002, exclusive of school and county costs, capita expenditures and debt service, were \$1,532,102. Of this amount, \$455,141, or 30% percent, was spent on road maintenance and reconstruction, tarring, snow removal, sanding, private way maintenance, etc. Part of that amount is for the pavement program. Initially the town invested \$90,000 annually in the pavement management program. The amount for the 2001-2002 budget year was \$99,800, an increase of less than 1% per year. The stability in pavement management costs can be attributed to stable product costs and a competitive market place. This budget can be expected to change with influences of inflation and petroleum markets.

The town does not have a public works department. All work is contracted out. The town does not own snowplows, dump trucks or other equipment normally required by a public works department. The Board of Selectmen and the Road Commissioner feel that contracting this work is more cost-effective than providing it directly.

Parking Facilities

The town maintains asphalt-parking spaces on town property at the Casco Community Center; 117 spaces are available, with an additional 10 unpaved spaces available at the Grange Hall. Other paved parking is available at the two public safety buildings. Gravel parking lots are available at the town beaches, and the Dingley Field, located adjacent to the public safety building in South Casco. A summary of available public parking is provided in Figure 34 on the next page.

There is a need for an additional ten or so parking spaces at the Community Center, estimated to cost about \$1,000 per space; other parking areas are adequate for the foreseeable future.

Figure 32: Parking Facilities - Casco

Paved Parking Spaces		
Community Center		
	Town Hall	29
	Post Office	6 (1H)
	Bank	15 (4H)
	Library	51
	Village Green	16 (1H)
Central Station		33
So. Casco Station		16
	TOTAL PAVED	166
Unpaved Parking Spaces		
Pleasant Lake Beach		29
Crescent Lake Beach		5
Grange Hall		10
Dingley Field		30
	TOTAL UNPAVED	74

Source: Comprehensive Plan Committee, 2002.

Note: "H" refers to handicap-accessible space.

Other Transportation Aspects

Regional Transportation Program, Inc. (RTP) provides weekly morning service from Casco to the Maine Mall on Tuesdays with return at 1 p.m. On Thursdays there is round-trip service to North Windham with an hour available for shopping. No other public transportation is available. Casco has no official bike paths and virtually no sidewalks.

Discussion

When asked to rank town goals, residents who responded to the citizen survey of June 2001 rated "Provide Quality Town Services" fourth, virtually tied with "Improve Tax Base/Reduce Taxes". When they were asked to rate town services, 33% of respondents said that road maintenance "needs improving". While 61% said it was good or very good, road maintenance received the highest "needs improving" rating of the twenty services and facilities listed.

Casco is in the process of assessing the adequacy of its municipal ways. The current maintenance and paving program seems adequate for the present, and no major upgrades are foreseen in the next ten years. However, this assessment may change with additional information. Traffic-calming techniques may be needed in the built-up village areas in town during this time-frame, but no cost projections have yet been made (see Safety discussion below). It is thought that in 10-20 years Quaker Ridge Road may need upgrading. The Capital Improvements Program (CIP) of the Town of Casco provides a mechanism for planning and financing major improvements to Casco's infrastructure,

including its roads. Items in the current CIP for roadways include replacement of large culverts and major road improvements, such as culverts on the Point Sebago Road, and Freeman Road construction. The Board of Selectmen is currently reviewing the roads-related items in the town's CIP, and will include projected major maintenance and upgrade costs when that process is complete.

The overriding concerns regarding Casco's roads are related to cost, safety and environmental impact, primarily from erosion. The way safety and environmental concerns are addressed will also impact costs.

Costs

Road costs are a large part of the budget over which the town has control, yet it seems that these costs will only continue to rise, as citizens come to expect well-maintained municipal ways and more of them. As more residential development occurs, there is likely to be pressure on the town to accept additional roads as public ways.

The cost issues are both concerns for the present and for the future. Current costs for road construction and maintenance are inflated by the plowing of private roads and the lack of full reimbursement from the State for town-provided plowing of State roads. In addition, the State has been considering handing over responsibility of collector roads to the Towns. If this were to happen, the town would be responsible for, and assume the costs of, year-round maintenance and any upgrades to Routes 121 and 85, an additional 6.5 miles of well-traveled roads. If this were to happen, it could increase road costs considerably.

That leaves the discontinuation of snowplowing private roads as one of the few ways to decrease current costs. While there are compelling financial and legal reasons to discontinue this practice, a decision to do that would take away an existing service from those residents who benefit from the current practice. The actual cost of plowing the private roads, and the State roads, is unknown.

The provision of these winter road services is controversial at best. A majority of the communities in the State of Maine have abandoned this practice because of legal conflicts with public maintenance on private ways. The inclusion of these private roads in the contracting of services for snowplowing and sanding is known to inflate the cost of plowing services. The inflation of snow removal contract costs is caused by several factors:

- Graveled roads are more difficult to plow, especially in the spring when the ground may not be frozen.
- The standards for constructing private roads are less than the standards used to construct public ways.
- The town does not have the ability to enforce no parking requirements: parked vehicles result in road blockage and lost time by plow trucks.
- Most of the private roads are dead end requiring trucks to stop and turn. This takes additional time to plow compared to standard roads.

Another aspect of road costs is the need in the future to continue to maintain existing municipal ways, construct new roads and make major upgrades to roads as traffic volume increases. While some budgeting for these future expenses has been built into the Capital Improvements Plan, additional work should be done to identify all anticipated road capital costs for the next ten years

The town will undoubtedly be asked to construct or accept additional roads in the future. The Road Commissioner should develop a formula for predicting future maintenance costs of any proposed municipal way and present that information as part of the proposal. The Road Commissioner and the Board of Selectmen should also develop guidelines for determining under what circumstances the town should accept or construct an additional road. The criteria could include construction standards, volume standards, cost-sharing formulas and any other criteria that would assist in making an informed decision.

With no new sources of funding for roads likely, the town may want to explore the option of cost-sharing with developers when new development increases traffic volume on existing roads, and also when the town will be expected to adopt a new road as a public way. Whether doing this would be a disincentive to development in any current or future growth areas should be evaluated.

Safety

Road safety is another concern of residents. When asked in the survey about unsafe intersections, many people identified Pike's Corner as a major concern. The intersection at Quaker Ridge and Route 302 was also mentioned often. In addition, many people spontaneously expressed their concern about speeding; this issue was not limited to any particular part of town. It was identified in Casco Village, along Route 302 and Route 11, and on Quaker Ridge Road (and other places as well). Speeding also came up as an issue during the three major public meetings that were held in the summer and fall of 2001. This issue is discussed in the Public Services and Facilities section of this Plan.

The intersection at Pike's Corner remains a high accident location according to the most recent MDOT analysis. The town should continue to work with MDOT to alleviate this condition.

There are inherently conflicting goals for any major State highway that runs through what is or was a cohesive, historic village area, and Routes 302 and 11 are no exception. While not an arterial road, Route 121 in Casco Village also falls into this category. The Maine DOT is charged with the responsibility to assure that traffic continues to flow smoothly and that there be no reduction in posted speed limits. People living in or visiting these village areas, or other areas with larger concentrations of children, pedestrians and traffic, want safer roads and lower posted speed limits. Both groups have legitimate concerns, and the town should assume some leadership on this issue. Having the town do its best to assure smooth traffic flow on other parts of these highways, and MDOT making speed concessions in the immediate village areas seems like an appropriate compromise.

Some residents have voiced a desire for sidewalks and other pedestrian ways. Since these items require funds for initial construction and ongoing maintenance, they should be looked at carefully, perhaps as part of an open space or recreation plan. The town should give higher priority for pedestrian ways in or connecting to growth areas and where children are likely to walk, such as from village to beaches or other gathering places.

ATV use on public roads is a growing safety concern for the town. Many of the people who use ATVs on public ways are minors who aren't even allowed to drive a car on the public roads. This practice is not only an enforcement and an education issue, but also needs to be approached at the neighborhood/community level.

Environmental Concerns

Numerous studies have shown that runoff from roads and driveways is a major contributor to phosphorus loading of our water bodies. Phosphorus, a naturally occurring substance, is the major cause of degraded lake quality. Because this is such an important water quality issue, a certified contractor should supervise all municipal roadwork, and roadwork should be inspected regularly and corrected promptly if runoff is occurring.

The town reimburses private road associations up to \$100. The town should explore ways to increase this amount and tie it to work that directly relates to erosion control. Perhaps this increased funding could also be tied to decreasing private road plowing.

Figure 33: Casco Road Information

KEY OWNERSHIP & GEN. MAINTNENANCE S=State T=Town P=Private	OWNERSHIP	MILEAGE	TOTAL MILEAGE	SURFACE	CONDITION	PLOWING/SANDING	GEN. MAINTENANCE
SURFACE P=Paved G=Gravel							
STATE ROADS							
RTE 121 (Mayberry Hill Road to Otisfield town Line)	S	1.3		P		T	S
RTE 121 (Mayberry Hill Road to Raymond Town Line)	S	4.7		P		T	S
Route 85 aka Webb's Mills Road	S	0.5		P		T	S
State Park Road	S	1.6		P		T	S
TOTAL STATE MILEAGE			8.1				
TOWN ROADS							
Acorn Knoll	T	0.1		P	F	T	T
Birch Terrace	T	0.3		G	F	T	T
Bramble Hill Road	T	0.1		G	F	T	T
Brown Road	T	0.2		P	G	T	T

Burgess Road	T	0.4		P	G	T	T
Camp Cedar Road	T	0.6		G	F	T	T
Cooks Mills Road	T	0.2		P	F	T	T
Edes Falls Road	T/P	0.3		G	F	T	T
Edwards Road (Crescent Lake Beach)	T	0.9		P	G	T	T
Fernald Drive	T	0.1		P	P	T	T
Fountain Hill Road	T	0.3		G	F	T	T
Freeman Road	T	0.2		G	F	T	T
Hams Hill Dr.	T	0.2		P	G	T	T
Heather Lane	T	0.2		P	G	T	T
Hillcrest Drive	T	0.3		P	G	T	T
Hillside Ave.	T	0.1		P	F	T	T
Jim Small Road	T	0.6		P/G	G/F	T	T
Kimble Lane & Circle Drive	T	0.4		P	G	T	T
Lakewood Road	T/P	0.4		P/G	G	T	T
Leach Hill Road	T	2.3		P	F	T	T
Libby Road	T	1.4		P	G	T	T
Lord Road	T	0.9		G	F	T	T
Mayberry Hill Rd. & Heath Road (Casco Village to Johnson Hill)	T	4.0		P	G	T	T
Mayberry Hill Road (junction of Heath Road to Otisfield Town Line)	T	1.4		P	G	T	T
Mill Stream Terr & Dadmun Dr.	T	0.3		G	F	T	T
Moose Run & Sunny Hill Rd.	T	0.6		P	F	T	T
Nakrem Ln	T	0.2		P	P	T	T
Overlook Lane	T	0.3		P	G	T	T
Pine Hill Road North	T	0.1		G	F	T	T
Pine Hill Road South	T	1.0		P	G	T	T
Pinkham Lane	T	0.2		G	F	T	T
Point Sebago Road	T	1.8		P	F	T	T
Quaker Ridge Road	T	4.5		P	G	T	T
Raymond Cape	T	0.4		P	G	T	T
Ridge Terrace Dr.	T	0.2		P	G	T	T
Riggs Road	T/P	0.2		G	F	T	T
Ring Landing Road	T	0.3		P	G	T	T
Shawnee View & Larkspur Lane	T	0.3		P	F	T	T
Sonny Maines Road	T	0.1		P	F	T	T
South Casco Village Road	T	0.3		P	G	T	T
Spiller Road & Pavilion Road	T	0.6		G/P	F	T	T
Stone Road	T	0.5		P/G	F	T	T
Tarklin Hill Rd.	T	0.1		P	F	T	T
Tenney Hill Road	T	2.1		P	F	T	T

Terrace Lane (Leach Hill Terr.)	T	0.1		G	F	T	T
Varney Road	T	0.3		G	F	T	T
Ward Circle	T	0.1		P	F	T	T
Watkins Glenn & New Road (A Portion)	T/P	0.5		P	G	T	T
West Fountain Hill Road	T	0.3		G/P	F	T	T
Winslow Road	T	0.2		P	G	T	T
TOTAL TOWN MILEAGE			31.5				
PRIVATE ROAD MILEAGE							
Acadia, Lake Shore Drive, Intervale, Garland and Fairfield	P	1.2				T	P
Allans Pond Road	P	0.1				T	P
Bear Pine Drive	P	0.3				T	P
Cold Springs Road	P	0.4				T	P
Condo Ridge Rd.	P	0.2				T	P
Crooked River Road	P	0.3				T	P
Gary Locke Rd.	P	0.1				T	P
George Hannon Rd.	P	0.2				T	P
Hancock Road	P	0.3				T	P
Higgins Hill Road	P	0.3				T	P
Highland Road	P	0.4				T	P
Hollow Point Rd.	P	0.1				T	P
Kathryn Blvd.	P	0.2				T	P
Letitia Lane & Alice Road	P	0.5				T	P
Lower Coffee Pond Road, Cliffside Rd., Mtn View Rd.	P	1.4				T	P
Maple, Valley, Thomas Pd Shores, Cedar, Cone , Oak	P	1.6				T	P
Maturo Drive, Crescent Lane	P	0.9				T	P
Mondor -White Road	P	0.5				T	P
Park Access Road	P	1.2				T	P
Parker Pond Pines	P	0.2				T	P
Pucker Brush Trail	P	0.4				T	P
Sebago Haven & Marina Road	P	1.1				T	P
Stagecoach Hill Rd.	P	0.2				T	P
Thompson Lakes Shores Rd	P	2.1				T	P
Upper Shore Road	P	0.2				T	P
Waldron Point Road	P	0.5				T	P
Waterview Drive	P	0.2				T	P
Watkins Shores	P	1.2				T	P
Welch Drive	P	0.3				T	P
Winifred Lane	P	0.1				T	P
TOTAL PRIVATE ROAD MILEAGE			16.7				
Total mileage plowed			48.2				

TOPIC	GOALS AND POLICIES	STRATEGIES	WHO	START DATE	END DATE	ONGOING?
Transportation	Related State Goal(s):					
	To plan for, finance and develop an efficient system of public facilities and services to accommodate anticipated growth and economic development.					
	Town Goal:					
	To provide a safe and adequate public road system at a reasonable cost while minimizing negative environmental impacts.					
	Policies:					
	1. Manage road costs and implement a long-range plan for predicting future costs.	A. Investigate the need for a part-time road commissioner with an engineering background.	BOS		Jul-06	
		B. Determine future road construction and maintenance costs and include in the Capital Investment Plan (see Fiscal Capacity section).	BOS		Dec-03	
		C. Determine current service levels and volume limits of existing town roadways.	RC		Jun-07	
		D. Make recommendations regarding the feasibility of and guidelines for road impact fees.	PB		Dec-06	
		E. Propose new policy guidelines for private roads including: plowing and sanding, and road maintenance reimbursement.	RC		Dec-05	
		F. Propose land use performance standards for private roads and driveways including: access management onto municipal roadways and minimum construction standards.	PB		Dec-05	
		G. Determine the cost of winter maintenance for private and state roads separate from municipal roads.	BOS		Dec-04	

TOPIC	GOALS AND POLICIES	STRATEGIES	WHO	START DATE	END DATE	ONGOING?
	2. Improve road safety.	A. Work actively with MDOT and regional 302 committees to address safety issues at Cry of the Loon, the intersection of Quaker Ridge and the South Casco Post Office.	BOS	SD	Jul-03	ongoing
		B. Work actively with MDOT to substantially reduce the number of accidents and the critical rate factor at the Pike's Corner intersection.	BOS	SD	Jul-03	ongoing
		C. Make recommendations for addressing speeding, ATV and other road safety issues.	PSC		Dec-03	
		D. Investigate construction of pedestrian ways in new growth areas or existing Village Districts.	PSC		Dec-05	
		E. Continue to work with MDOT to implement access management rules.	PB/CEO			ongoing
		F. Review and propose access management rules for major town roads not covered by state rules.	PB		Dec-03	
		G. Develop a Route 302 corridor master plan for Casco that considers aesthetics, safety, residential and commercial uses and traffic flow.	BOS		Dec-06	
		H. Develop a plan, with MDOT, for slowing traffic in Casco Village, South Casco Village and Webb's Mills Village.	BOS		Mar-05	
	3. Improve erosion and sedimentation control measures on Casco's roadways.	A. Ensure that all municipal roadwork is performed in accordance with the current state guidelines for erosion and sedimentation control and Best Management Practices (BMPs).	RC	SD	Jun-04	ongoing
		B. Correct erosion problems on town roads promptly.	RC	SD	Jul-03	ongoing
		C. Review the requirements for roads in the Watershed District, and consider its use for Thomas Pond.	PB		Dec-03	

Forest Resources

Introduction

Casco's forests are an important and recognized part of Casco's unique character. The Comprehensive Plan survey conducted in June 2001 clearly indicates the value that Casco's residents put on its forests. Residents rated preserving rural character the second highest goal for the Town, just slightly behind protecting natural resources. When asked what aspect of rural character they felt should be preserved, forests came out on top.

Our forests are valued for many reasons. They provide renewable economic resources, from building materials to fire wood to maple syrup. For some people they are personal investments. They are valued for their visual attractiveness and provide a powerful sense of the rural character and small-town living so important to our citizens. They are an integral part of our ecosystem, and provide habitat for wildflowers, birds and other animals. The forest canopy buffers the potentially destructive action of rain falling on the soil, and helps absorb excess moisture. People enjoy them for recreational purposes and for re-creation. They reflect the natural and geological history of this area; they absorb carbon dioxide and help moderate temperature extremes by cooling the soil; and they remind us of our connection to the natural world. In other words, they are an integral part of our rural character and quality of life.

Casco is 22,093 acres in size with around 1,280 acres of surface water. Of the remaining 20,813 acres, it is estimated that between 65-70%, or 14,000 to 15,000 acres, is wooded. This compares to the statewide forest cover of 90% as estimated by the Maine Forest Service.

The following paragraphs describe Casco's forests: their economic importance; the health of our forests; timber harvesting laws and practices; forest fragmentation; and measures to protect forests. A discussion of issues and concerns rounds out this section.

Economic Importance

Casco has depended on its forests for economic vitality since the early days of its settlement by Europeans in the 1700's. Today, Casco's economy is still heavily influenced by forest industry businesses. M. S. Hancock, Inc., founded in 1848, has since become two companies. Hancock Lumber Company is the largest manufacturer of Eastern White Pine in the United States, producing approximately 60 million board feet of lumber annually at three sawmills in Maine. They also operate fifteen related retail businesses that supply contractors and homeowners with lumber, building materials and construction services. Hancock Lumber has a total of 495 employees, with 146 of them employed in Casco. Facilities in Casco include the Ryefield Sawmill, on Route 11, which produced over 17 million board feet of Eastern White Pine in 2001. There are also two retail outlets in Casco and the corporate offices on Route 121 in Casco Village. Hancock Land Company owns and manages timberland, which comprise just under 5,000 acres in Casco, around 22,000 acres in southern Maine and 40,000 acres statewide.

Other forest-related businesses in Casco include The Red Mill, a sawmill and retail outlet off Route 302 in South Casco and a maple syrup business in Webb's Mills. In the recent past several self-employed people have produced and sold firewood, but none are currently active in town. The forestry industry sector is one of the most important in Casco's economy and is a strong net exporter of goods and services.

Some additional information is provided in the Economic Resources section of this Comprehensive Plan.

Forest Health

A January 1998 report on forest health in New England and New York rated trees generally in good condition throughout the area. The most recent stresses have included weather-related problems and pests. The ice storm of January 1998 typically damaged tree crowns and branches. It snapped off leaders of both hardwoods and softwoods, and bent over many smaller saplings and trees like birches. The larger commercial owners and landowners with land enrolled in Tree Growth were more apt to have damaged trees harvested, since parcels in tree growth were eligible for some federal matching funds.

The other major weather stress of recent years has been drought. 1999, 2001 and 2002 were particularly dry. One of the major effects of drought is the higher potential for forest fires. In May of 1999, there was a small fire that consumed approximately 5 acres in Casco. The State's diligent efforts over many decades have reduced the number and severity of fires, and the State and towns are much better prepared to combat them when they do occur. The other effect of drought is to stress plants in the forest and to make them more vulnerable to damage from insects and disease. While no widespread damage attributable to drought has yet shown up in our forests, only time will tell us the long-term effects.

There are currently no insects or diseases causing serious damage in our forests. Beech bark disease still disfigures many American Beeches, but allows the trees to live long enough to produce offspring. Some beeches seem not to be affected at all. Perhaps with time, resistant trees will become more and more widespread as their gene pool becomes more dominant. The last significant gypsy moth infestation occurred in Casco in the early 1990's. In the summer of 2001, gypsy moths did some localized heavy damage in a few other parts of the state, as close as Bridgton and Denmark. Gypsy moth populations are increasing statewide and may cause considerable damage, particularly if drought conditions persist.

Other exotic plant pests are always a potential threat. The one perhaps closest to our doorstep is the hemlock woolly adelgid. The southern New England states, New York, Pennsylvania and Virginia have had damage from this small aphid-like insect ranging from little damage to widespread tree mortality. It has been found in Maine in isolated spots, all on trees that were brought in commercially from other states.

An important contributor to the health of the forest is its diversity. The more diverse a forest in terms of species and ages, the more resilient it is, that is, it is better able to cope with and recover from stress. A forest is also more resilient the larger it is. As stated previously, there are

still some relatively large tracts of forested land left in Casco. There are no large tracts of forest containing only one or two species. Much of what is forested has a range of native species, primarily white pine, Canadian hemlock and balsam fir for evergreens, and red oak, white oak, red maple, sugar maple, American beech and gray, yellow and white birches for the deciduous trees. The diversity of species in Casco appears to reflect the range of species naturally occurring in this area.

Age diversity is another indicator of a healthy forest. The trees in Maine are younger on average than those of other New England states, and Casco's trees are no different. Most stands have been harvested two, three or four times since Europeans settled this region. There is an old-growth stand of hemlock behind the Ryefield Mill on Route 11 and toward Quaker Ridge, estimated to be 350 years old. But extensive timber stands with trees more than 100 years old are rare here. While young forests tend to be more "productive", that is, they tend to grow faster than older ones, the lack of older trees limits the biodiversity supported here.

Threats to Forest Lands

One of the most significant threats to forest lands is residential development. Other general threats include poor timber harvesting practices, introduced pests, climate change, liquidation harvesting, high-grading, and forest fragmentation.

Trends in Timber Harvesting Practices

Statewide, the annual timber harvest has increased from about 325,000 acres in 1989 to about 532,000 acres in 1999. During this same period, clearcutting has dropped from 44% of harvest to just 3.5% harvest, due largely to stricter regulations and better enforcement. (Clearcutting is defined as a harvest in which all or almost all of the trees are removed in one cutting.)

On the other hand, liquidation harvesting accounted for from 3-12% of all timber harvests in Maine in 1998. The Maine Forest Service defines liquidation harvesting as the purchase of timberland, followed by the removal of most or all commercial value in standing timber and prompt resale of the land. This practice is also called cut-and-run harvesting. Liquidation harvests usually leave some stocking of low-quality timber and thus are not regulated as clearcuts by the Forest Practices Act. As of 2002, there are no state regulations in place that specifically address or prohibit this practice. While some timber harvesting ten to twenty years ago may have been categorized as liquidation harvesting, none has occurred in the last five years as has happened in other southern Maine towns. This is perhaps due to better local enforcement and the existence of our comprehensive local zoning and subdivision ordinances.

It is difficult to assess recent past timber harvesting practices since we have few, if any, quantifiable facts. According to the Code Enforcement Officer for Casco, in the last five years there have been a few properties that have been harvested heavily, but still within the range of legal acceptability but without consideration for future forest values. This practice tends to leave only small, low quality trees standing, and makes it difficult for the stand to regenerate adequately. One 50-acre parcel has been cleared to restore a former farm and orchard. In recent years there has been no clear-cutting with the resulting erosion problems as there had been in the 1980's.

Forest Fragmentation

Forest fragmentation is defined as “the process, through cutting or natural processes, of reducing the size and connectivity of stands that compose a forest or landscape.” As forested stands become smaller, they are less apt to be managed for timber, recreation, habitat or other public resource values. Fragmentation results in less total habitat area as well as smaller, more isolated areas. It is also a major component of sprawl in a town like Casco.

A way to measure fragmentation is to find out how many parcels have been split into smaller ones, either through subdivisions or someone giving or selling part of his or her lot to another party. While splitting a parcel doesn't necessarily mean that trees are immediately cut or will be cut, it is more likely that the smaller parcels will not be commercially harvested or managed for forestry-related uses. From 1987 to 1993 there were approximately 250 lot line changes in Casco. During the last eight years there have been 111 parcel splits resulting in 158 *additional* lots; 51 of the original lots were ten acres or larger (the smallest size that the Tree Growth Tax Law allows); 45 were larger than 25 acres (the minimum considered capable of allowing sustainable forestry).

Forest Protection Measures

Local Regulations

Timber harvesting is a permitted use in the Shoreland Zone and Watershed District but require CEO approval in the Watershed, Resource Protection and the Stream Protection Districts. Planning Board review is required for the Limited Residential/Recreational and Limited Commercial/Residential Districts. In addition, timber-harvesting activities must meet standards as defined in the ordinance that set forth, among other things, distance from water bodies, size of cleared opening in the tree canopy and the amount that can be harvested, depending on slope.

Timber harvesting is a permitted use in the current Residential, Village, Manufactured Housing Park and Commercial districts. It is permitted in the streams and wetland Protection District after Planning Board review and when in compliance with Shoreland Protection performance standards.

Maine's Forest Practices Act

This state law addresses clearcutting. It prescribes what must be done for clearcuts over 20 acres, including justification and an attested harvest plan; over 75 acres, which additionally requires pre-harvest notification and field review by the Maine Forest Service; and improves clearcut separation zone requirements. It also exempts landowners who own less than a total of 100 acres statewide from most standards.

Tree Growth Tax Law Program

The Maine Tree Growth Tax Law is a program that tries to keep lands as forest lands by easing ownership costs in exchange for a commitment by the landowner to manage the forest land and by levying penalties when land is taken out of the program. It requires that each enrolled parcel has a Forest Management and Harvest Plan prepared and subject to review by a licensed

professional forester at 10-year intervals. In return, the valuation of the forested land enrolled in Tree Growth is based on productivity value rather than on fair market value. The penalties for taking land out of Tree Growth are designed as a disincentive for withdrawals and to reimburse the Town for the lower taxes charged while the land was in the program. Each year the State also reimburses each municipality for some portion of the taxes lost. In 2000, that reimbursement amount was approximately \$10,000 (less than \$2 per enrolled acre).

There are 6,681 acres of land in Casco representing 57 parcels currently enrolled in the Tree Growth Program (2002). These parcels include 2,344 acres of softwood, 1,115 acres of hardwood and 3,222 acres of mixed wood. In comparison there were 3,158 acres (41 parcels) in 1996 taxed as commercial forestland. In this five-year time period, three parcels and 296 acres were withdrawn from Tree Growth, resulting in penalties of \$12,070. Most of the withdrawn acreage (approximately 250 acres) is under a contract zoning agreement for mineral extraction and processing.

Hancock Land Company, Casco's single largest landowner, has 27 parcels representing approximately 4,650 acres in Tree Growth. All of Hancock Land Co.'s parcels in Casco are now in Tree Growth, most of them having been added in 1999. Many of their parcels are contiguous, with large concentrations in three areas: between Coffee Pond and Rattlesnake Mountain and then southwest across Route 121; from Parker Pond to Owl Pond and then down to the Heath; and from Casco Village running southwest to Route 11 and continuing south along the Meadow Brook between Quaker Ridge Road and Route 302.

The other 30 parcels in Tree Growth, about 2,000 acres, are owned by 21 different entities. Eight are from 26-50 acres; three from 51-100; three from 101-200 acres; and three are greater than 200 acres in size. The remaining parcels are less than 25 acres in size. Some of these lots are owned by the same person and are adjacent, and would most likely be considered one stand for timber harvesting purposes. So the actual *number* of timber stands is likely *less* than 57, and the *size* of each stand is likely somewhat *greater* than what is indicated above.

Enrolling land in the State's Tree Growth Program does help forest landowners keep their land productive by taxing it at a lower rate. Their land also has a management plan developed by a licensed professional forester. But it does not guarantee that the land will actually be managed according to the plan, and it does not guarantee that the land will not be sold for development. While there is a tax penalty for taking land out of tree growth, it probably isn't enough of a disincentive to prevent someone from doing that (and was not meant to prevent him or her from selling).

For some landowners, the requirement for a forest management plan and to harvest when a plan calls for it, is a disincentive to using this tax law. Perhaps the owners will continue to own the land, and harvest timber off it occasionally, but it may not be well-managed for timber or other forest related values. The cost of a forest management plan is also a disincentive to some.

Conservation Easements

Perhaps the most positive trend is the use of conservation easements to protect commercial forestland from threats of conversion to other uses, particularly developed uses, which would

make that land unavailable for forestry for many lifetimes. Conservation easements that allow working, productive forests and certain types of public access appear to be the best option for preserving forests in perpetuity.

Conservation easements are a tool used to transfer certain landowner rights to another party. In many cases the landowner transfers, that is, gives up, the right to build on the property but preserves other rights, such as timber-harvesting or recreational uses. Several individuals and businesses in Casco have used conservation easements to preserve forested land. (They have also been used to preserve other types of open space.)

Hancock Land Company in 2001 sold a conservation easement on 3,280 acres of forested land in Jugtown Plains, 600 acres of which is in Casco. They have recently been approved by the Land for Maine's Future Board for easements on an additional 1,150 acres between Parker Pond and the Heath, and 750 acres around Rattlesnake Mountain and Coffee Pond. Loon Echo Land Trust holds a conservation easement on 142 acres of mixed fields and wooded land on Mayberry Hill, although only 30 acres of it is currently enrolled in the Tree Growth Program. The remaining 112 acres in enrolled in the Open Space Tax program.

Assessment

Hancock Land Company's and other large landowners' continued stewardship of forest land has been the best protection of Casco's forests. Current regulations do little to prevent a landowner from converting forested land, whether managed for forest values or not, to other uses. Neither do they prevent slow fragmentation of forested land, or practices like liquidation harvesting or high-grading. The best protections seem to be continued landowner stewardship and a growing use of conservation easements. The Open Space Committee should include large forested areas in their Plan.

TOPIC	GOALS AND POLICIES	STRATEGIES	WHO	START DATE	END DATE	ONGOING?
Forest Resources	Related State Goal(s):					
	To safeguard the State's agricultural and forest resources from development which threatens those resources.					
	Town Goal:					
	To protect and enhance Casco's forest resources.					
	Policies:					
	1. Encourage use of our forests as a sustainable economic resource.	A. Identify and educate owners of forested land in Tree Growth and those parcels larger than 25 acres regarding: * The Tree Growth Tax Law; *Conservation options; * Technical assistance available to smaller woodlot owners; * The importance of managing forested land for landowner values.	CC		May-05	
		B. Provide code enforcement officer with informational brochures on conservation options, available technical assistance, etc. to give to interested landowners.	CC		Dec-05	
		C. In conjunction with state and regional agencies, hold a local forum for woodlot owners to discuss their issues and to present them with ideas for using their resource for economic gain.	CC		Oct-07	
	2. Ensure that potential adverse environmental impacts of forest practices are minimized.	A. Educate woodlot owners regarding: * The connection between improper forest practices and diminished water quality; * Best Management Practices; * The importance of trees to overall environmental quality.	CC	SD	Dec-05	ongoing
		B. Review the need for a local timber harvesting ordinance, including the need to address liquidation harvesting.	PB		Dec-06	

TOPIC	GOALS AND POLICIES	STRATEGIES	WHO	START DATE	END DATE	ONGOING?
		C. Ensure strict enforcement of existing state and local regulations regarding timber harvesting practices and erosion and sedimentation control.	BOS	SD	Jul-03	ongoing
	3. Maintain those aspects of rural character to which forests contribute.	A. Contact Maine Forest Service's Community Forester and Project Impact Coordinator for information on available programs and funding.	CC		Dec-05	
		B. Educate developers on the economic benefits of retaining a good stand of trees when harvesting in preparation for development.	CEO	SD	Jul-03	ongoing
		C. Appoint or designate a group to study and make recommendations concerning buffers along public roads.	BOS		Jun-08	
		D. Propose ordinance changes that encourage retention and/or creation of vegetated/forested buffers along public roads.	Des. Group		Dec-09	
		E. Conduct an inventory of significant village trees and assess their health and longevity.	CC		Dec-06	
		F. Develop a plan for "street" trees in village districts.	CC		Jun-07	

Agricultural Resources

Introduction

Casco, along with other Lake Region towns, has a rich agricultural past, with agriculture dominating the town from its first settlement to the end of the 19th century. Since then agricultural activities have slowly dwindled to the point that now one could argue that there are no working farms left in the town. Two other farms have stopped operating in the last five years, and one of the remaining ones is for sale. Pastoral scenes of open fields and historic farmsteads, however, still dot the landscape and contribute greatly to the scenic nature and rural character of the town.

Traditionally, agricultural operations included raising livestock, growing food crops for animals and humans and dairy production. Today “farming” might consist of raising vegetables, fruits, herbs and ornamental plants, growing Christmas trees, producing maple syrup or growing grapes for wine. Agricultural operations in Casco today are small scale and encompass a variety of activities. Currently, no farming operations are self-supporting.

The following paragraphs will identify what farm operations exist today, where the larger tracts of land with soils suitable for farming are located, the protections that are available for both farm operations and prime farmland soils, and the threats to their existence. Prime farmland soils are, for all practical purposes, a non-renewable resource: once they have been stripped or converted to other uses they are lost “forever”.

Farm Operations

One farm operation is the old Charlie Wilbur Farm off the Quaker Ridge Road. It had converted back to forested land from disuse, but approximately 50 acres have recently been cleared for orchards, pasture and tilled land. The most recent farm to stop operation was located on about 80 acres of prime farmland soils just outside Casco Village on the Leach Hill Road. Its products included livestock, eggs, hay and firewood. About half of the acreage was recently sold to someone who hopes to use it for keeping horses. Its acreage is reflected in the Farm and Open Space Tax Program. Both of these farms have land enrolled in the Farm and Open Space Tax Program (see below).

Another farm was in operation until 2001. This one, located on both sides of Route 302, served as an icon for the area, with its long-time roadside stand where produce of all types was sold. A fourth one, in operation until 1997, is located on the northern end of the Quaker Ridge Road. It was renowned for its fresh corn and also sold other produce and hay. Its fields are still used as hayfields.

There are several small agriculture-related businesses in Casco as well; most of them qualify as Home Occupations. Their products include eggs, herbs, seasonal produce, maple syrup and a vineyard. There are also two livestock feed and supply shops. Several owners of open fields use them as hayfields.

Farms and farming are no longer a major contributor to our local economy.

Agricultural Soils

The Natural Resources Conservation Service of the USDA rates soils by type and use. Soils defined as prime farmland soils are those that are well suited to producing food crops. Casco's prime farmlands are mostly located where farming occurred in the past. The largest concentrations are located in the following areas:

- Along Mayberry Hill from the Otisfield town line and extending down the Heath Road.
- West of Casco Village, primarily along Leach Hill and the Fountain Hill Road.
- Between Pike's corner and Parker Pond.
- Along Route 85 south of Webb's Mills.
- Along Quaker Ridge.
- Along the Riggs Road in South Casco.

Other soils are also considered suited for use as farmland, even though they are not classified as "prime". The main concentration of these additional soil types is found south of Pike's Corner and from there runs west-southwest to the west side of Tenney Hill. Other smaller clusters, for the most part, are adjacent to prime farmland soils. Agricultural soils have been mapped at a large scale and are available for viewing at the Casco Town Hall.

Protection Measures for Farms and Farmlands

The current protection measures available for farms and farmlands include regulatory measures, current use taxation programs and conservation easements.

Local Regulatory Measures

Regulatory measures available at the town level are mainly land use, or zoning ordinances. Casco's current regulations allow agricultural operations in the Village, Residential, Commercial and Manufactured Housing Park (MHP) Districts. In the MHP district, an agricultural operation is not allowed in an actual Manufactured Housing Park. All agricultural operations are subject to performance standards as set forth in the zoning ordinances.

There are town-wide performance standards for agricultural operations to protect water quality. There are also setback requirements for new farm buildings, other than dwellings.

Shoreland zoning applies setbacks for local grazing and cultivation as well as regulations of manure storage facilities.

Relevant State Laws

o The **Maine Right-to-Farm Law** exempts farming from being a nuisance in a legal sense, provided that the farm in question is following best management practices (BMPs) with respect to application of chemicals and erosion and sedimentation controls. It also requires that

proposed amendments to local ordinances that will affect agriculture must be submitted to the Commissioner of the Department of Agriculture at least 90 days in advance of a vote on adoption. The Commissioner will advise the Town if the ordinance would restrict or prohibit the use of BMPs. It also has provisions designed to help resolve complaints as an alternative to the procedures used in cases of nuisance.

The **Farmland Adjacency Law** allows farms to register their land in the Farm and Open Space Program with the Town and the Maine Department of Agriculture and the County Registry of Deeds. If the land qualifies, its registration will require that subsequent new development on adjacent land must be set back at least 100 feet. This includes wells as well as structures and other development.

The **Maine Department of Agriculture** has a number of programs that help develop access to local and other markets for agricultural products. One such program is the Get Real Maine program.

There is also a program for registering farmland to encourage purchase by other farmers rather than developers. This is meant as an alternative for sellers who'd like to see the land continue to be farmed but whose children or heirs, if any are not interested in farming.

The **Cumberland County Soil and Water Conservation District** Offices and related federal farm agency offices provide technical assistance to farmers with soil conservation and other aspects of farming related to supporting and enhancing farm operations.

Farm and Open Space Tax Law Program

The farm part of this tax law allows land used as commercial farmland to be taxed at its “current use” value rather than at full market value. To qualify, a tract of land must be at least five acres in size and be used for farming, which includes agriculture and horticulture. There are also farm-related income requirements. Under most circumstances penalties are assessed when a tract of land is withdrawn from the program.

As of 2002 there were 263 acres in six parcels enrolled in the Farm Program. Of this total, 159 acres was categorized as crop land, orchard land and pasture land and 104.7 acres was classified as wooded farmland. Two of these parcels, with a total of 114 acres enrolled in the farmland program, are used primarily for hay production: the Helen Allen property and the Schoonmaker property. The other four parcels, totaling 175 acres, are part of the two farms located on Leach Hill and Quaker Ridge.

Conservation Easements

A conservation easement is a legal tool often used to permanently protect land from development. Several landowners in Casco have used this method to conserve land. The easement of 60 acres on the Schoonmaker Farm, long known as Maplebrook Farm, was arranged in 1993 by the owners in order to protect agricultural land and open spaces. It is located on prime farmland soils on the north side of Route 11 at its junction with Quaker Ridge. The Helen Allen property, on the west side of Quaker Ridge, protects farmland and scenic views

across fields to the White Mountains. Another farm with a conservation easement is the Charley Watkins Farm in South Casco. The primary purpose of this easement is historic preservation. In each of these cases, the property owners donated these easements to Loon Echo Land Trust.

Discussion

It is evident from the dwindling number of working farms that farming, and the land used for farming, is at great risk of being converted to other uses, perhaps irreversibly. This statement is not meant to imply that all conversion of farmland to other uses, including residential and commercial development, is “bad”. In fact, farmland tends to be well-suited for residential development since agricultural soils are usually well-suited for septic systems.

Economic pressures are the greatest threat to working farms. There are really two aspects to this threat. One part of the threat is to farming as a viable means of livelihood. The other threat is to the land itself and its ability to be used for farming in the future. It is difficult for anyone to make a living solely from farming; in fact, the successful farmers tend to have several smaller “businesses” centered on an agricultural base. In addition to growing market crops or raising laying hens, they may also manage a woodlot for firewood, breed horses, maintain a sugarbush for maple syrup production and offer hayrides and farm stays to tourists.

Current use tax programs certainly can help by lowering the cost of farm operations, but in many cases, it may not be enough to keep a farmer in business. Enrolling in this program requires the land to be used currently for farming. With the few number of farming operations in Casco, this program helps a limited number of people. It does not guarantee that the land will remain as farmland. Seldom do the penalties associated with withdrawing land from these programs provide a disincentive to converting land to another use.

Selling a conservation easement is another way to help finance a farm operation. By selling development rights, a farmer may be able to pump needed capital back into the farm. A conservation easement, if properly written, also guarantees that the land will be available for future generations as farmland. Being able to do this, though, is dependent on finding a buyer for these development rights. Usually these are non-profit organizations that raise the needed funds to purchase the rights. Loon Echo Land Trust and the Maine Farmland Trust are available for guidance and assistance for pursuing this option. Technical assistance is also available for applicants to the LMFB program for purchase of agricultural land development rights.

The State of Maine also has funded the Land for Maine’s Future Program, passed overwhelmingly by Maine voters, and available as matching monies for these kinds of purchases on a very competitive basis. This program was funded for \$50 million, with up to \$5 million available each year until used. Up to 10% of each year’s funding is to be used for farmland proposals.

Several trends may help with the economic viability of a farm. One of them is the small but growing awareness of and desire for locally and sustainably grown and produced foodstuffs, free from pesticides and other chemical residues. Some people are willing to pay a premium for such locally grown food. Another trend is cooperative and subscription farming. These typically

involve growing produce but also can include meat and poultry production. In a cooperative all consumers of the food have a say in what is grown and how it is grown, and contribute money and labor to the operation. In subscription farming, one or more people are responsible for growing the food and consumers subscribe ahead of time for a certain amount of produce. Sometimes subscribers help with the labor in lieu of full payment.

Farming by itself is seldom economically viable today, and food is abundant, but what about the future? Will a widespread natural or man-made disaster or major outbreak of disease disrupt our food supply for a period of time? Any of these scenarios may prompt a need or desire to grow more of our food locally. Will good land be available to grow crops here in the future if the need arises? Having good farmland available, even if it isn't used as such today, will help ensure our food safety and security in the future.

The only permanent way of protecting valuable farmlands is through conservation easements. Some landowners have voluntarily donated easements to land trusts. We do not know how much farmland would be a reasonable amount to set aside for future use. Additional landowners may be willing to donate easements; others may want some remuneration.

As farms are passed on to the next generation, they may not be able or have the interest to farm. If multiple heirs are involved, with different objectives, then the future of the old family farmstead may become even more uncertain.

Farming has been an important part of Casco's history. Farms and open fields not only remind us of our agricultural heritage but are also an important part of what we refer to as Casco's rural character. Gradually, over a few years or many years, buildings have sprung up here and there in what used to be farm fields. Our rural character is disappearing, sometimes so slowly that we don't even notice it immediately. How do we balance landowner rights and "market forces" with citizens' stated desire to preserve our rural character? What, if anything, are townspeople willing to sacrifice in exchange for preserving rural character?

As a community, we need to decide if farming and farmland are important parts of what we value. At a minimum, we can educate landowners about the various tools available to protect important farms and farmlands. We can educate citizens about the financial pros and cons of keeping some land undeveloped and undevelopable. We can decide how much open space and prime farmland is "enough." We can work with Maine Farmland Trust, Loon Echo Land Trust, Maine Department of Agriculture, University of Maine Cooperative Extension and others to help us come up with answers to these questions.

TOPIC	GOALS AND POLICIES	STRATEGIES	WHO	START DATE	END DATE	ONGOING?
Agricultural Resources	Related State Goal(s):					
	To safeguard the State's agricultural and forest resources from development which threatens those resources.					
	Town Goal:					
	To protect the Town's rural character and its important agricultural resources.					
	Policies:					
	1. Protect important farmland from irreversible development.	A. Identify potentially important farmland parcels, based on soils, open space, rural character, etc., as part of the Open Space Plan.	OSC		Jun-04	
		B. Identify and educate landowners of farmland parcels regarding ways to protect their land.	OSC/CC		Sep-04	
		C. Work with willing landowners and local and state organizations to permanently protect farmland.	OSC/CC		Dec-04	
	2. Allow and encourage appropriate farming activities.	A. Review current zoning ordinance and propose changes: * ensuring that farming and related activities are allowed in appropriate districts; * limiting farming activities in some districts, e.g. village and commercial; * requiring appropriate buffering in residential districts.	PB		Jun-05	
		B. Educate residents about: * the available resources related to farming (Cooperative Extension, Department of Agriculture, Grange, 4-H, etc.); * the available resources related to farming (Cooperative Extension, Department of Agriculture, Grange, 4-H, etc.); * the use of open fields for hay or other production; * the Farm and Open Space Current Use Tax Program; * the appropriate application of sludge.	CC		Dec-05	
	C. Hold a local farming forum in conjunction with other towns and local and state agencies.	CC		Mar-05		
	3. Protect historically significant farm buildings.	A. See Historic and Archaeological Policies 1 and 2..				

Historic and Archaeological Resources

A Brief History

Casco's Sesquicentennial celebrations of 1991 highlighted the period from the 1841 separation of Casco and Raymond and called to mind its immediate precursors: the land grants for heirs of the military expedition against Quebec in 1690. Before that, we know that our section of Route 302 follows the Native American Pondicherry Trail and many of us have at least viewed pictures of the artifacts stored at the Naples Library or Naples Historical Society. In 1994 a Paleo-Indian site has been identified in South Casco. This site dates as early as 9,000 B.C.E.

In historical times (for us the seventeenth – nineteenth centuries) the Indian tribes which have appeared in records of this area have included the Pequokett, Sokokis, Pondicherry and Scoggin tribes. Casco lies between the Pondicherry and Scoggin trails, which ran from the Atlantic coast to the White Mountains. Further excavation at South Casco has indicated that our section of the Sebago Lake shoreline hosted gatherings of several tribes and continued this activity over a long period of time. The details are still being explored. The tribes used signal fires to communicate between the White Mountains and the coast. Bald Mountain (between Webbs Mills and Pikes Corner) in Casco passed the signal between the White Mountains and the ledges in East Raymond and then to Black Cat Mountain.

More recently, in 1690, Captain William Raymont led a military expedition to Quebec. His soldiers were drawn from the men of Beverly, Massachusetts. The expedition failed and it took over a hundred years for their heirs to receive any remuneration. In the mid eighteenth century the General Court of the Massachusetts Bay Colony voted land grants to the survivors and heirs of these soldiers. The land is now Weare, New Hampshire. In 1740 a border dispute between Massachusetts and New Hampshire was settled. The resolution placed this land grant in New Hampshire, so the Beverly proprietors had to give back their land. In 1767 this was remedied by granting a township 6.75 miles square to the Beverly proprietors. This land became Raymond and later split to form Casco in 1841. Reconfiguring the original borders placed some of the original land in Naples and in Otisfield. The Beverly proprietors did not settle the land themselves, but sold their property. The underlying structure of our tax parcels retains the southwest to northeast range lines of the Captain Raymont grant. The proprietors hired a surveyor, George Pierce who settled in what is now Edes Falls and built a mill there. (This is part of the original grant that has been moved into Naples.) A plaque commemorates this site of early settlement.

A promotion offering an extra hundred acre lot to the first settler to build a house and clear four acres before December 1, 1770 brought Dominicus Jordan and Joseph Dingley to the area which is now South Casco and the settlement moved north along Quaker Ridge to Cooks Mills. Dominicus Jordan settled the Raymond area, beginning from Jordan's Bay then jumping to Mayberry Hill. From there settlement moved to Shadigee and Pikes Corner. Although the earliest Casco Village settlers were probably affiliated more closely with Mayberry Hill and Otisfield, the Mill Brook quickly linked the area to the Cooks Mills outpost. Webbs Mills also grew up near sources of waterpower.

Casco's population in 1960 was less than that in 1860, reflecting the westward expansion and the conversion from an agrarian economy. Cellar holes and stone walls mark many old farms.

Known Resources

The Raymond-Casco Historical Society maintains some historical information and school-related artifacts. It meets monthly from April to October. It owns and maintains the Friends Schoolhouse, which has been moved from Quaker Ridge to Town property behind the Casco Library. The Society opens the School to local classes, and to visitors on special occasions.

Four Casco buildings have been placed on the National Register of Historical Buildings: the Manning House (1804) and the Charley Watkins House (1815), both in South Casco, the Friends' Meeting House on Quaker Ridge (1814) and the Friends' School (1849). The Friends' School was moved from Quaker Ridge to Casco Village.

The MHPC has provided the town with a map of areas within Casco with prehistoric archaeological potential. They are the shores of the Crooked River, Sebago Lake, Thomas Pond, Coffee Pond, Parker Pond, Pleasant Lake and Crescent Lake. Other potential areas are those with sandy soils, such as on top of Tenney Hill. Eleven actual prehistoric sites have been identified, primarily as a result of a required archaeological survey for hydroelectric relicensing. The location and other information about these sites are exempt from "right-to-know" laws because of their vulnerability to vandalism or destruction.

There are two identified historic archaeological sites discovered during a professional survey for the natural gas pipeline corridor. These sites, at Cook's Mills and Pike's Corner, consist of historic artifacts unrelated to any structure.

Threats and Protections

The most common threats to our historic and archaeological resources come from a lack of identification and knowledge of their importance, and the lack of town regulations to protect them. Under current rules, historic structures (other than those listed on the National Register) can be significantly redesigned, redeveloped or demolished, losing the historical integrity of both the structure itself and potentially of the neighborhood in which it is located. Casco has several historic settlement areas that still contain buildings and sites of historical interest. Neither the town nor any other entity has undertaken a survey of these historical resources.

The Subdivision and Shoreland Zoning Ordinances provide some protections for sites to which they apply. They both have very general provisions to protect archaeological and historic resources. However, more specific language that also covers individual structures needs to be developed to ensure the protection of these sites.

During the Sesquicentennial, the South Casco area from the junction of Old Route 302 and Quaker Ridge Road to Dingley Brook was declared a Town Historic District. However, no changes were made to the land use ordinance to provide specific protection to this area.

Each year the Maine Historic Preservation Commission administers Historic Preservation Fund Grants and, when available, New Century Community Program Grants, both of which can be used to conduct architectural or archaeological surveys. Grant applications are available in the fall, and the deadline is usually December 1st. The grants are generally at least a 50/50 match.

There are two levels of survey: reconnaissance and intensive. If no survey has been conducted, the MHPC recommends recording each of the buildings in the town over 50 years old at a reconnaissance level. This type of survey gathers general information based on external viewing of a structure, and minimal historical research. Usually an intensive survey is undertaken once significant groupings of historic buildings are identified within the community.

The known archaeological sites, with two exceptions, are located in Casco's Shoreland or Streams and Wetlands Districts, which offers some protection. A vital component of their protection is the interest of the citizens and the commitment of informed landowners to stewardship. Ongoing direction and advice should be sought from the Maine Historic Preservation Commission (MHPC) and the National Trust for Historic Preservation.

Membership in Raymond-Casco Historical Society is dwindling. It appears that younger generations have less interest in history and historic preservation, but the interest in genealogy is high. Tying these two together might spark additional interest in historic records and other resources.

Casco has residents who have lived in Casco for more than fifty or sixty years, and have a wealth of information, either gained directly or passed on from older relatives. This is a resource that should be tapped before it is too late.

It has now been ten years since the last History of Casco was written; it should be reviewed and brought up-to-date.

TOPIC	GOALS AND POLICIES	STRATEGIES	WHO	START DATE	END DATE	ONGOING?
Historic and Archaeological Resources	Related State Goal(s):					
	To preserve the State's historic and archaeological resources.					
	Town Goal:					
	To identify and preserve our historic and archaeological resources.					
	Policies:					
	1. Strengthen protection of our known historic and archaeological resources.	A. Review and propose ordinance wording to protect known sites, historic buildings and sensitive archaeological areas. Consider: * An assessment of the impact of proposed development on adjacent or nearby National Historic Register-listed or eligible structures; * Stronger language to preserve the character of our traditional village areas and other early settlement locations.	PB		Jun-06	
		B. Require review by an MHPC-approved archaeologist for development in or near sites identified by MHPC as having historic or archaeological potential.	PB		Jun-06	
	2. Identify other important historic resources in Casco.	A. Seek volunteers to identify additional historic resources including all cemeteries.	BOS		Jun-04	
	B. Secure funding for conducting a survey and creating an inventory of resources in consultation with the MHPC.	BOS		Dec-04		
	C. Encourage owners of significant resources to protect them by inclusion on the National Register.	BOS	SD	Jun-04	ongoing	
3. Preserve and disseminate the historic knowledge of Casco.	A. Educate and encourage town and citizen contribution to the Maine Memory Network sponsored by the Maine Historical Society.	CAP	SD	Oct-03	ongoing	
	B. Encourage membership in the Raymond-Casco Historical Society.	BOS		Mar-04		

TOPIC	GOALS AND POLICIES	STRATEGIES	WHO	START DATE	END DATE	ONGOING?
		C. Record the historical information of knowledgeable Casco residents.	BOS		Dec-04	
		D. Review and update the written history of Casco as necessary.	BOS		Dec-10	
		E. Create maps, brochures and other means to educate residents and visitors about Casco's historic roots, and make available on our website and at the LRDC, Bridgton Chamber of Commerce, etc.	BOS		Jun-06	

Water Resources

Introduction

Casco's ground and surface waters are among our most important resources. Over two square miles of the town's surface area is lakes and ponds with almost 20 miles of shore frontage. Significant wetland areas and aquifers also exist.

The last glacial period, some 10,000 years ago, left its mark by scouring the northern latitudes where we live. It left in its wake today's landscape of rolling and sometimes steep hills separated by stream valleys and lake basins. Much of Casco's surface waters and groundwater contained in its sand and gravel aquifers is also a product of the last glacier. Other groundwater sources such as in bedrock fractures most likely developed long before that.

These water sources are replenished through annual precipitation, either rain or snow. Casco receives about 40 inches of water equivalent precipitation each year. Although there have been memorable exceptions, this falls fairly evenly over the year. This section of Maine typically experiences a dry period late in the summer, terminated by the autumn rains. On average February shows the most snowfall and the winter's snow accumulation is released with spring melting in late March or early April.

For the soil and slope conditions in our section of Maine, about half of our 40 inches of precipitation runs directly into our watercourses to become surface water, eventually making its way to the Atlantic Ocean. Another 4 to 8 inches soaks into the soil and descends to the water table below the ground's surface, and becomes groundwater. The remainder rejoins the atmosphere by direct evaporation or by transpiration from the plants to continue the hydrologic (rain) cycle.

This section covers surface waters: lakes, ponds, rivers and streams; and groundwater sources. Wetlands and other natural resources are included in the section called **Other Natural Resources**.

Historic Importance

Casco's surface water bodies and streams have been recognized for their economic value since the arrival of the first settlers. Initially, they supplied power to grist and saw mills as well as a means of moving logs and lumber products. After World War I, lakes and ponds began to draw tourists to the area, furnishing some summer income to Casco and other neighboring towns. The decades following World War II added to the changing picture as campers and seasonal residents swelled the summer population, providing an increasingly important segment of income to the town. Today, a significant portion of Casco's property taxes comes from part-time residents who generally live on or near shorefronts.

In the past decade, Casco citizens have begun to learn and understand that water resources, under as well as above ground, are not only of economic value but their maintenance and protection are essential to the town's beauty, its vitality and indeed its quality of life.

The results of the June 2001 resident survey, and earlier surveys, confirm the importance of the town's water resources to its residents. The most desirable quality about living in Casco, according to the latest survey, is the natural environment. Protecting natural resources was viewed as the most important goal for the Town of Casco. When asked which natural resources should be protected, the top three choices were 1) lakes and ponds, 2) groundwater resources, and 3) rivers, streams and wetlands.

Surface waters

Drainage Basins and Watersheds

We all live in a watershed: an area of land that drains to a particular lake, pond or stream. Casco, like almost all of Maine, contributes to that part of the Atlantic Ocean called the Gulf of Maine. The Gulf of Maine watershed includes more than 43,000 square miles of land in Maine, New Hampshire and Massachusetts. Within this large watershed are smaller ones of varying geographical size. Smaller ones are nested within larger ones. For example, the Thomas Pond watershed is part of the larger Sebago Lake watershed, which in turn is part of the Casco Bay watershed. The Casco Bay watershed is a major contributor to the Gulf of Maine watershed.

Watersheds are also associated with rivers, streams and wetlands. These are sometimes called basins or drainages. Major river basins are defined in Maine law as having a drainage area greater than 100 square miles. Casco's rivers and streams contribute to two of these major river basins: the Androscoggin River Basin (Little Androscoggin River Drainage); and the Presumpscot River Basin (Presumpscot River tributaries).

Sebago Lake, whose watershed extends all the way north to the Bethel area and encompasses parts of twenty-four towns, drains into the Atlantic via the Presumpscot River and the remnants of the Cumberland-Oxford Canal System. Thompson Lake (which includes the Heath) drains into the Little Androscoggin and Androscoggin Rivers, then Merrymeeting Bay and the Kennebec River to the Atlantic Ocean.

Casco's land area directly contributes to fourteen lake or pond watersheds. Nine of these are shared with neighboring towns, and five watersheds (Coffee Pond, Dumpling Pond, Hog Meadow Pond, Owl Pond and Parker Pond) lie entirely within Casco.⁹ Two of the fourteen ponds to which Casco contributes lie entirely outside its boundaries (Panther and Nubble Ponds, both in Raymond).

⁹ Watersheds designated on U.S. Geological Survey 7.5 minute topographic maps, 1983. Pertinent quadrangles include Casco, Naples, Raymond and Mechanic Falls.

These fourteen surface waters comprise the four systems described below.

Figure 34: Casco’s Surface Water Systems

Lake or Pond	Drainage
System 1	
Coffee Pond	Dumpling Pond via Robinson Brook
Dumpling Pond	Mill Pond via Robinson Brook
Mill Pond	Dr. Johnson’s Pond via Robinson Brook
Dr. Johnson’s Pond	Crescent Lake via Robinson Brook
Hog Meadow	Crescent Lake
Crescent Lake	Panther Pond via Tenney River
Nubble Pond (in Raymond)	Panther Pond
Panther Pond (in Raymond)	Sebago Lake via Panther Run
System 2	
Owl Pond	Parker Pond via Lord Brook
Parker Pond	Pleasant Lake via Lily Brook
Pleasant Lake	Sebago Lake via Mill Brook (Mile Brook), Crooked River and Songo River
System 3	
Thomas Pond	Sebago Lake via Dingley River
Sebago Lake	Atlantic Ocean via Presumpscot River
System 4	
Lake Thompson	Atlantic Ocean via Little Androscoggin River, Androscoggin River, Merrymeeting Bay and Kennebec River

Source: U.S. Geological Survey 7.5 minute topographic maps, 1983; Comprehensive Plan Committee.

Typical Threats to Surface Waters

There are numerous threats to our surface waters. Invasive aquatic plants threaten the natural ecological balance of our waterways. Discharges from motorized boats, malfunctioning septic systems and commercial enterprises (called point source discharges) can release both toxic substances and excess nutrients into waterways, affecting both human health and the health of other species that use our waters.

The greatest source of pollution to Maine’s lakes and streams is polluted stormwater runoff. During and after storms or snowmelt, water washes across the landscape; picks up soil, nutrients and debris; and eventually washes into streams and lakes. Since it cannot be traced back to one particular source, this type of pollution is also called nonpoint source pollution, or NPS.

Soil is the biggest NPS problem for Maine's lakes since the nutrient, phosphorus, is naturally attached to sand and soil particles. This naturally occurring substance is a nutrient that most living things, including algae, need to live and grow. It is washed into water bodies with eroded soil during spring snowmelt, rain showers, etc. Sources of eroded soil include residential areas, gravel driveways and roads, ditches, parking lots and poorly managed construction sites, logging roads and agricultural fields. Motorized boats that do not comply with the rules of operation within 200' of the shoreline can also erode shoreline areas with their wakes.

When present in large enough quantities, the phosphorus from soil erosion will allow an algae bloom to occur. Besides being unsightly making for poor boating and swimming, as it decays, it gives off bad odors. As the decaying matter sinks to the bottom of a lake, it depletes available oxygen, which fish need to survive. Depleted oxygen levels also allow the phosphorus normally tied up in the bottom sediments to be released, which in turn makes the lake even more susceptible to an algae bloom.

Lakes and Ponds

The lakes and ponds in Casco are used in a variety of ways, from ice fishing, skating and snowmobiling in the winter, to swimming and boating in the summer. A few residents still use lake water as their domestic water supply. Sebago Lake is the primary public water supply for most of the Greater Portland area.

For the most part, Casco's 14 lakes and ponds have excellent to average water quality. Ten of the lakes are regularly monitored by local volunteers or, for those primarily in Raymond, by the Raymond Waterways Protective Association, all of whom receive training from the Maine Volunteer Lake Monitoring Program (VLMP).

The lakes in Casco are generally excellent for fishing. See the Appendix for fishing habitat for each great pond.

Land uses in the watershed of our lakes and ponds are primarily residential closest to the shore, with intact forested areas in the upper watersheds. There are five boys' and girls' summer camps on three of our lakes. There are several water-dependent or water-enhanced commercial facilities, including marinas, campgrounds and lodges, located primarily on Sebago Lake.

Coffee Pond

This pond is wholly within Casco, as is its watershed. Water quality monitoring data has been collected for Coffee Pond since 1974. In summary, the water quality of Coffee Pond is considered to be excellent, based on measures of Secchi Disk Transparency (SDT), total phosphorus (TP) and Chlorophyll-a (Chla). The potential for nuisance blooms on Coffee Pond is very low. Recent dissolved oxygen (DO) profiles show low depletion in deep areas of the lake. The potential for TP to leave the bottom sediments and become available to algae in the water column (internal loading) is low.

It is the only waterbody that is currently subject to Casco's Watershed District, explained under **Existing Protections Measures** on page 165.

Public access is provided by a town boat launch area.

Crescent Lake

This lake is shared with Raymond, with 23% of its direct watershed lying in Casco. Water quality monitoring data has been collected for Crescent Lake since 1974. In summary, the water quality of Crescent Lake is considered to be average, based on measures of Secchi Disk Transparency (SDT), total phosphorus (TP) and Chlorophyll-a (Chla). The potential for nuisance blooms on Crescent Lake is average. Recent dissolved oxygen profiles show moderate DO depletion in deep areas of the lake. The potential for TP to leave the bottom sediments and become available to algae in the water column (internal loading) is moderate.

The Raymond Conservation Commission coordinated a watershed survey in 1999. The survey identified 139 sites in the watershed that have the potential of impacting water quality. The majority of these sites were associated with residential areas (46%) and private roads (16%) and driveways (14%).

A watershed implementation project is in progress on Crescent. It started in 2001 (scheduled for completion in 2003) and has been carried out with help from the Raymond Conservation Commission, the Maine DEP and Cumberland County Soil and Water Conservation District (SWCD). One of the projects occurred in the spring of 2002 and consisted of erosion control measures at the Crescent Lake Beach in Casco.

The Committee's Lake Ranger program does some work on Crescent Lake. This program employs a seasonal staff person to do Invasive Aquatic Species prevention activities (including boat inspections and plant patrols) on Raymond's ponds including Crescent Lake. The Raymond Milfoil Committee hopes to expand the role of the Lake Ranger in 2003 to include watershed stewardship as well.

There is a Casco town beach on the north end of the lake. Public boat access is available in Raymond from Route 85.

Dr. Johnson's Pond

This pond is a man-made pond greater than ten acres, but less than 30 acres, so it is not classified as a great pond. Therefore, the DEP does not monitor or evaluate it. It is entirely within one of the summer camps for boys and girls.

Dumpling Pond

This pond is a small, shallow pond wholly contained within Casco, as is its watershed. The complete shoreline of the pond is fully contained in a Resource Protection District. It has relatively little development along its shores.

Water quality monitoring data for Dumpling Pond has been collected since 1999. In summary, the water quality appears to be average, based on measures of SDT, total phosphorus, and Chlorophyll-a. The potential for TP to leave the bottom sediments and become available to algae in the water column is low. Because there is not much data to evaluate, the potential for nuisance algae blooms is not known.

Hog Meadow Pond

This pond is wholly contained within Casco, as is its watershed. It is not classified as a great pond, and no water quality data is available for it. Its shoreline is completely contained within a Resource Protection District. There is little development close to Hog Meadow Pond.

Mill Pond

This pond and its watershed are wholly contained within Casco. Since it is less than 10 acres in size, it is not classified as a great pond. It is in a Resource Protection District. No water quality data is available.

With the town's purchase of land at the intersection of Routes 85 and 11, this small pond in Webb's Mills now has public access.

Nubble Pond

The surface waters of this pond lie wholly outside the boundaries of Casco, but about 52% of its watershed lies within. It is a relatively small pond of 23 acres. No water quality narrative is available. However, it is considered a poor/restorable pond.

Owl Pond

This pond is wholly contained within Casco, as is its watershed. It is in a Resource Protection District. It is classified as a great pond but no data is currently available. It is the only great pond in Casco with no development along its shoreline.

Panther Pond

This pond, located in Raymond, has 27% of its watershed in Casco. Water quality monitoring data has been collected for Panther Pond since 1974. In summary, the water quality of Panther Pond is considered to be above average, based on measures of Secchi Disk Transparency (SDT), total phosphorus (TP) and Chlorophyll-a (Chla). The potential for nuisance blooms on Panther Pond is low. Recent dissolved oxygen profiles show moderate to low DO depletion in deep areas of the lake. The potential for TP to leave the bottom sediments and become available to algae in the water column (internal loading) is low.

The Panther Pond Association formed in 2002 and will be conducting a watershed survey in the spring of 2003 with help from the Maine DEP and Cumberland County SWCD.

Parker Pond

This pond is completely contained within Casco, as is its watershed. Its primary advocacy group is the Pleasant Lake Parker Pond Association. The DEP has no written summary for Parker Pond's water quality. However, the water quality of Parker Pond appears to be average, based on measures of SDT. Recent dissolved oxygen profiles show low DO depletion in deep areas of the lake. The potential for TP to leave the bottom sediments and become available to algae in the water column (internal loading) is probably low.

A fairly large area of variable-leaf milfoil (VLM) has been found in the Lilly Brook, which runs from Parker Pond to Pleasant Lake. The DEP has issued a permit-by-rule to allow screens to be

placed at both the inlet and outlet ends of the Lilly Brook to help prevent milfoil fragments from escaping into either Parker Pond or Pleasant Lake. A small number of plants were found at the public boat launch site on Parker Pond just above the outlet to the Lilly Brook, and have been hand-removed under supervision of the DEP.

There is a town-owned boat launch on Parker Pond on the Lord Road.

Pleasant Lake

This lake is shared with Otisfield, as is its watershed. Water quality monitoring data has been collected for Pleasant Lake since 1977. In summary, the water quality of Pleasant Lake is considered to be average, based on measures of Secchi Disk Transparency (SDT), total phosphorus (TP) and Chlorophyll-a (Chla). The potential for nuisance blooms on Pleasant Lake is average. Recent dissolved oxygen profiles show moderate DO depletion in deep areas of the lake. The potential for TP to leave the bottom sediments and become available to algae in the water column (internal loading) is moderate.

Variable-leaf milfoil has been found in the outlet below Pleasant Lake, between Route 121 and the dam. These plants have been hand-removed under DEP supervision, and monitoring of the site is ongoing.

There is a town-owned concrete boat ramp to Pleasant Lake on the Mayberry Hill Road.

Sebago Lake

This lake has seven towns sharing its shores (Casco, Raymond, Frye Island, Windham, Standish, Sebago and Naples); its watershed spans 24 towns, 7.7% of which is in Casco. Protection of this valuable resource is important to the Town of Casco for many reasons. The peaceful, rural character of the area is complemented by the lake, and the stability of the economic and tax bases of the region is closely tied to continued high water quality in the lake. The Town of Casco and the Portland Water District share a goal of protecting Sebago Lake, and work together in this effort.

This lake, the largest in southern Maine and the second largest in Maine, is the source of water for 190,000 residences and commercial establishments in the Greater Portland Area. The Portland Water District has a special interest in maintaining outstanding water quality in Sebago Lake, because the lake is the drinking water source for the Greater Portland area. The Portland Water District serves as the primary advocacy group for this important lake. It has taken an active role in the water quality issues of Sebago Lake and has an extensive educational and monitoring program in place to assure the long-term health of Sebago Lake. Because of the importance of phosphorous export and other runoff issues to the health of the Sebago Lake Water Source, the Portland Water District is notified as an abutter for all construction projects in the town of Casco.

The lake is monitored by the Portland Water District. Water quality monitoring data has been collected for Sebago Lake since the turn of the twentieth century. In summary, the water quality of Sebago Lake is considered to be excellent. The potential for nuisance algal blooms is very low. Recent dissolved oxygen profiles show no oxygen depletion in deep areas of the lake. The

potential for phosphorus to leave the bottom sediments and become available to algae in the water column (internal loading) is low.

Surveys have been conducted in some of the sub-watersheds that drain to Sebago such as Thomas Pond, Crescent Lake, Raymond Pond and Highland Lake (Bridgton). The Portland Water District recently completed an impressive watershed project (doing education and many on-the-ground fixes) in the Kettle Cove neighborhood in the Town of Casco. To date, 37 watershed property consultations have occurred there. In addition, there have been 19 completed grant projects in the Cove.

In the past three years, the State of Maine has identified invasive aquatic species as a significant threat to Maine lakes. Sebago Lake has several known infestation areas of Variable-leaf watermilfoil (VLM), some of which are within Casco waters. There is a particularly heavy infestation at the public boat ramp at Sebago Lake State Park. This situation is being addressed by a collaborative effort among the Portland Water District, Department of Conservation, staff at Sebago Lake State Park, Department of Environmental Protection, Volunteer Lake Monitoring Program and Lakes Environmental Association

The Portland Water District has mapped the areas where VLM has been established and where floating fragments have been found. A copy of the map is available at the Casco Town Hall and at the Portland Water District office on Route 35 in Standish. Within the past year, Hydrilla, thought to be among the most prolific of invasive aquatic plants, has been confirmed within the State of Maine. The Town of Casco continues to help raise awareness about the existence and potential for spread of invasive plants in Casco, and works with the Maine DEP and other local resources to help develop, implement and keep current an invasive action plan.

Thomas Pond

This pond is shared with Raymond, as is its watershed. Water quality monitoring data has been collected for Thomas Pond since 1976. In summary, the water quality of Thomas Pond is considered to be average, based on measures of Secchi Disk Transparency (SDT), total phosphorus (TP) and Chlorophyll-a (Chla). The potential for nuisance blooms on Thomas Pond is average. Recent dissolved oxygen profiles show moderate to high DO depletion in deep areas of the lake. The potential for TP to leave the bottom sediments and become available to algae in the water column (internal loading) is high.

Thomas Pond has been placed on the "Watch List" in the recent State of Maine Water Quality Assessment. The DEP's DO model indicates that the pond may need to be placed on the 303d list (impaired waters). However, additional data is needed before this is confirmed.

The Thomas Pond Improvement Association coordinated a survey of the Thomas Pond watershed in 2000. The survey identified 125 sites in the watershed that have the potential of impacting water quality. The majority of these sites were associated with residential areas (59%) and private roads (22%).

A watershed implementation project, which is intended to fix some of the more significant erosion problems around the lake and educate the local community about ways to protect water

quality, is scheduled to begin in the spring of 2003 with help from the Thomas Pond Improvement Association, Maine DEP and Cumberland County SWCD.

In addition, the Raymond Milfoil Committee oversees a Lake Ranger program. This program employs a seasonal staff person to do Invasive Aquatic Species prevention work (including boat inspections and plant patrols) on Raymond's ponds including Thomas Pond. The Committee hopes to expand the role of the Lake Ranger in 2003 to include watershed stewardship as well.

Thompson Lake

Casco shares this lake with Otisfield, Oxford and Poland. Its watershed includes a total of five towns, including Norway. In summary, the water quality of Thompson Lake is considered to be excellent, based on measures of Secchi Disk Transparency (SDT), total phosphorus (TP) and Chlorophyll-a (Chla). The potential for nuisance blooms on Thompson Lake is low. Recent dissolved oxygen profiles show moderate to low DO depletion in deep areas of the lake. The potential for TP to leave the bottom sediments and become available to algae in the water column (internal loading) is low.

The Thompson Lake Environmental Association (TLEA) has worked for many years to protect the lake's water quality. They have completed several grant-funded projects to date including a watershed survey to identify erosion problems, a BMP demonstration project to encourage the use of conservation practices and a watershed management plan. They are currently working on a comprehensive watershed project to address pollution problems (including several sites in Casco). A summer Youth Conservation Corps (YCC) program, which was initiated through this grant project, employed high school students to help landowners with lake protection projects. Although this grant is slated for completion in 2003, it is hoped that the YCC will continue with funding from the TLEA and towns.

Thompson Lake has a number of areas where variable-leaf milfoil is present. These are thought to have existed for about 20 years. The Thompson Lake Environmental Association in the past has had an active program of monitoring these sites and doing voluntary boat inspections at Casco's public boat ramp on Thompson.

There is a town-owned concrete boat ramp on the Heath Road.

Summary Information

The tables on the next two pages summarize information about twelve of the water bodies in Casco. The first one, Figure 37, gives size, water quality and stewardship information. Maps showing the actual boundaries of Casco's watersheds are available at the Casco Town Office. The second table, Figure 38, provides the phosphorus allocation information that is used in the Maine DEP's phosphorus allocation formulas.

Figure 37: General Information for Lakes in Casco’s Surface Water Systems.

Waterbody Name	General Information						Water Quality				Stewardship			
	Surface Area (acres)	Max Depth (feet)	Mean Depth (feet)	Direct drainage area (DDA) in sq mi	% DDA in Casco	Flushing rate (per year)	Phosphorus, parts per billion	Most At Risk?	Priority Watershed?	Meets State standards?	Volunteer Monitor?	Watershed Survey?	Watershed Projects?	Lake Association?
Coffee Pond	101	70	32	0.7	100	0.2	6	Y	Y	Y	Y	N	N	N
Crescent Lake	717	54	17	6.1	23	1.22	6	Y	Y	Y	Y	Y	Y	N
Dumpling Pond	27	14	7	0.6	100	7.5	9	Y	N	Y	Y	N	N	N
Hog Meadow Pond	?	?	?	?	100	?		N	N	Y	N	N	N	N
Nubble Pond	20	37	20	0.6	52	1.59	1.6	Y	N	Y	N	N	N	N
Owl Pond	20	?	?	0.6	100	?		N	N	Y	N	N	N	N
Panther Pond	1,411	68	26	12.3	27	0.94	7	Y	Y	Y	Y	N	N	Y
Parker Pond	158	19	10	1.1	100	0.95	10	Y	Y	Y	Y	N	N	Y
Pleasant Lake	1,077	62	29	7.7	21	0.2	5	N	Y	Y	Y	N	N	Y
Sebago Lake	29,526	316	93	176.7	8	0.15	4	Y	Y	Y	Y	Partial	Y	N
Thomas Pond	497	64	22	4.5	75	0.53	9	Y	Y	Y	Y	Y	N	Y
Thompson Lake	4,225	121	35	35.3	11	0.29	5	Y	Y	Y	Y	Y	Y	Y

Source: Maine Department of Environmental Protection; Volunteer Lake Monitoring Program, 2002.

Figure 38: Phosphorus Coefficient & Per Acre Phosphorus Allocations.

LAKE	TOWN	DDA	ANAD	AAD	GF	D	F	WQC	LOP	C	P
Coffee Pond	Casco	452	135	317	0.35	111	7.91	mod-sensitive	h	0.75	0.0535
Crescent Lake	Casco	904	103	801	0.35	280	12.3	mod-sensitive	h	0.75	0.0329
Dumpling Pond	Casco	375	56	319	0.25	80	4.32	mod-sensitive	m	1.00	0.0542
Hog Meadow Pond	Casco	135	25	110	0.25	28	1.41	mod-sensitive	m	1.00	0.0513
Nubble Pond	Casco	187	95	92	0.25	23	1.6	poor restorable	m	0.50	0.0348
Owl Pond	Casco	286	60	226	0.25	57	1.8	mod-sensitive	m	1.00	0.0319
Panther Pond	Casco	2139	200	1939	0.35	679	33.58	mod-sensitive	h	0.75	0.0371
Parker Pond	Casco	677	160	517	0.3	155	5.82	mod-sensitive	m	1.00	0.0375
PleasantLake	Casco	768	300	468	0.35	164	15.12	outstanding	m	0.50	0.0462
Sebago Lake	Casco	8707	870	7837	0.35	2743	259.83	outstanding	h	0.50	0.0474
Thomas Pond	Casco	2159	300	1859	0.35	651	27.05	mod-sensitive	h	0.75	0.0312
Thompson Lake	Casco	2574	330	2244	0.3	673	41.98	outstanding	h	0.50	0.0312
Dr. Johnson's Pond	Casco	422	100	322	0.3	97	3.72	mod-sensitive	m	1.00	0.0385
Mill Pond	Casco	143	15	128	0.3	38	1.38	mod-sensitive	m	1.00	0.0359
DDA	Direct land drainage area in Township in acres										
ANAD	Area not available for development in acres										
AAD	Area available for development in acres (DDA - ANAD)										
GF	Growth Factor										
D	Area likely to be developed in acres (GF x AAD)										
F	lbs. phosphorus allocated to towns share of watershed per ppb in lake										
WQC	Water quality category										
LOP	Level of Protection (h=high(coldwater fishery);m=medium)										
C	Acceptable increase in lake's phosphorus concentration in ppb										
P	lbs. per acre phosphorus allocation (FC/D)										

Source: Maine DEP, 2002.

Rivers, Brooks and Streams

These surface waters are classified according to the standards as outlined in Public Law, Title 38, Article 4-A. There are four classes of water quality; Class AA (the highest); Class A; Class B; and Class C (the lowest). These classes specify designated uses, aquatic life, dissolved oxygen, and bacteria content levels. The description of these four classes is included in the Appendix. All Little Androscoggin tributaries in Casco, which include all streams running into Lake Thompson, are Class B. Crooked River and its tributaries are Class AA except Mill Brook, which is Class B. All Presumpscot River tributaries, which include all other brooks and streams flowing directly or indirectly into Sebago Lake, are Class A.

When a river or brook does not attain the standards specified for its class, it is said to be impaired. When surface waters are impaired, additional technical assistance is available from the Maine Department of Environmental Protection (Maine DEP), and occasionally some state or federal funds are available for remedial action as well.

The Mill Brook shows signs of aquatic life impairment that may be due to the discharge at the State Fish Hatchery. If this is indeed the source of pollution, it would be considered a point source discharge. A two-mile stretch of this brook has been placed on the 303d list, which may make it eligible for federal funds.

Variable-leaf milfoil (VLM) has been found in the Dingley Brook below Thomas Pond. The Portland Water District organized, with DEP assistance, volunteers to hand-remove as much VLM as possible. This site will be monitored in the future. VLM has also been found in several places along the lower end of the Songo and Crooked Rivers as well.

Listed below are the rivers and streams commonly named in Casco.

Figure 36: Named Waterways of Casco

Waterway	Map Quadrangle*	System	Class
Robinson Brook	RAYMOND		A
Edwards Brook	RAYMOND	Into Crescent Lake	A
Meadow Brook (Staples Brook, Rolfe Brook in Raymond)	NAPLES	Into Panther Pond	A
Lord Brook (Ring Brook) (Sucker Brook)	“NAPLES”	From Owl Pond into Parker Pond	A
Lilly Brook (Lily Brook)	“CASCO”		A
Tarkiln Brook	NAPLES	Into Decker Brook	AA
Decker Brook	NAPLES	Into Mill Brook	AA
Mill Brook (Mile Brook)	CASCO, NAPLES	Into Crooked River	B
Crooked River	NAPLES	Into Songo River	AA
Songo River	NAPLES	Into Sebago Lake	AA

May-Dana Brook	“NAPLES”	Into Thomas Pond	A
Rolfe Brook	NAPLES	Into Thomas Pond	A
Dingley BK (River)	NAPLES	Into Sebago Lake	A
Dingley Brook	NAPLES	Into Kettle Cove/Sebago Lake	A

* **Location on U.S. Geological Survey 7.5 minute Topographic Maps, 1983.**

“ ” = not named on map, but this is the location

Existing Protection Measures

Laws exist at the Federal, State and local levels to protect surface waters. As a result of the Federal Clean Water Act and other clean water initiatives, the State of Maine has enacted laws to define standards for measuring water quality. There are several different designations for lakes and ponds, each associated with a different section of Maine law.

Maine’s Water Classification Program determines the target for the water quality of lakes and ponds. A lake or pond that meets these targets is said to be in attainment. All great ponds, and other natural lakes and ponds less than ten acres in Casco, are classified as GPA. Class GPA waters must attain designated uses, and specified aquatic life, dissolved oxygen, and bacteria content levels.

When a lake or pond does not attain the standards specified for its class, it is said to be impaired. When surface waters are impaired, additional technical assistance is available from the Maine Department of Environmental Protection (Maine DEP), and occasionally some state or federal funds are available for remedial action as well. The Maine DEP is required to provide the US Environmental Protection Agency with a list of water quality limited waters within the state, causes and sources of non-attainment of standards, and a timetable for the development of TMDLs (Total Maximum Daily Loads) or other management processes to address attainment. This list is called the 303d list, and it is submitted to the EPA for approval every two years.

The 2002 list (currently in draft form) includes a category for lakes with insufficient data or information to determine if designated uses are attained. This “Watch List” includes Thomas Pond. The DEP’s DO (dissolved oxygen) model indicates that the lake may need to be placed on the 303d list. However, additional data is needed before this is confirmed.

Maine’s Nonpoint Source Program

Waters within designated nonpoint source (NPS) Priority Watersheds have significant value from a regional or statewide perspective and have water quality that is either impaired, or threatened to some degree due to nonpoint source pollution. This list of watersheds, which was adopted by the Land & Water Resources Council in October 1998, is used to help identify watersheds where state and federal agency resources for NPS water pollution prevention or restoration should be targeted.

If any water body (river, stream, lake or pond) is non-attaining or in a priority watershed, they receive extra points on the scoring of 319 grant proposals. The 319 grants are administered by the DEP and funded under Section 319 of the Federal Clean Water Act. It is a competitive grant program that provides funding for groups to do watershed surveys, develop watershed

management plans and undertake watershed projects, which usually follow watershed surveys and focus on fixing erosion problems. Grants from this program have been awarded to conduct watershed surveys on Crescent and Thompson Lakes; to develop a watershed management plan for Thompson Lake; and to do on-the-ground improvements in the Crescent Lake, Raymond Pond, Thomas Pond, Sebago Lake (Kettle Cove neighborhood), and Thompson Lake watersheds.

Maine Stormwater Management Law has developed a list of lakes that are “most at risk” from stormwater runoff from new development. This list identifies the lakes and the activities to which the stormwater quality provisions apply.

Water Quality Category of a lake is determined by the Maine DEP based on water quality data collected for each lake. These categories are used in determining the acceptable increase in phosphorus export to a lake due to development in its direct watershed. (See Figure 3 above.)

Casco’s local ordinance incorporates mandatory Shoreland Zoning principles and goes further in some instances. Stream and wetland protection within the shoreland extends 130’ beyond the normal high water mark. There is also a **Watershed District**, which, among other restrictions, requires Planning Board approval of individual residences, accessory structures, roads and driveways and commercial uses. It also requires an erosion and sedimentation control plan for some activities.

Casco also has a separate **Streams and Wetlands District** to protect all streams and wetlands outside of shoreland zoning. It protects them from development 130’ from the normal high water mark. Other town-wide standards prohibit construction of septic systems on slopes over 20%, and no development is allowed on slopes greater than 25%.

Shoreland Zoning protects water quality in other ways as well, by requiring an erosion and sedimentation control plan for any activities which could result in unstable soil conditions, limiting tree removal and agricultural activities, requiring new roads to be set back from the shoreline, and minimizing stormwater runoff. Areas of two or more contiguous acres with sustained slopes of 20% or greater are placed in Resource Protection. Subdivisions are required to prevent runoff from leaving each individual lot.

The Casco Lakes Advisory Committee (CLAC) was formed in response to recommendations in the 1996 Casco Comprehensive Plan. CLAC members represent several diverse groups. They stress the need for Information Exchange, Education and Research.

New statewide emergency laws are addressing contamination of our lakes by invasive aquatic plants such as milfoil. The 2002 season introduced the new stickers required for all motorized boats operated on inland waters. This promotes awareness of the problem of invasive aquatics and funds mitigation of their threat. Casco hosted invasive aquatics training and voluntary boat inspection training in the summer of 2002 with the involvement of the Volunteer Lake Monitoring Program and the Lakes Environmental Association.

Casco also adopted a Mooring Ordinance in 2001 and appointed a harbormaster.

Groundwater

Groundwater is the water naturally stored beneath the earth's surface either in cracks and fissures of the underlying bedrock or in large underground expanses of sand and gravel laid down when the last glacier retreated 10,000 years ago from this area. The top boundary of these water-bearing areas is called the water table. Where the water table reaches the surface it feeds lakes, ponds, springs and wetlands. Public and private wells tap into these groundwater sources to provide for domestic drinking water and other uses. Groundwater is a critical resource for Casco, both in terms of quantity and quality.

Sand and Gravel Aquifers

13,000 years ago Casco was buried beneath a mile thick glacier. By 12,000 years ago, the glacier had retreated to the north of Casco, but the melt water poured over our land, leaving boulders and other debris. Great tracts of sand and gravel were laid down. When these were subsequently buried by finer, later sediments, they formed underground aquifers. These aquifers trap and conduct water. Since groundwater moves only a few feet per day, it takes a long time for any pollutants to clear from an underground water resource. Any contamination can also affect wells that are "downstream" of the contamination site.

Casco has several significant sand and gravel aquifers. They were most recently mapped in 1998¹⁰ by the Maine Geologic Survey, part of the Department of Conservation. The Crooked River Aquifer runs roughly parallel to the Crooked and Songo Rivers. It extends from the Songo River inlet to Sebago Lake north into Harrison. Its yield is generally from 10-50 gallons per minute (gpm) except for a relatively small area in Casco just southwest of Route 302 close to the intersection with the Tenney Hill Road. That portion yields greater than 50 gpm. Other sand and gravel aquifers exist in the Heath area of Thompson Lake; around all of Casco's northern shore of Crescent Lake; and at the southern end of Thomas Pond. These three aquifers all have yields from 10-50 gpm.

Threats to Groundwater

Common threats to groundwater sources include universal household hazardous materials, accidental or intentional dumping of gasoline, septic tank effluent, landfill effluent, leakage from ruptured and/or abandoned above ground or underground storage tanks, controlled or uncontrolled hazardous materials used or stored at industrial sites, floor drains in garages or other work areas, road salt, sand-salt storage piles, and fertilizers and pesticides.

If moderate or high-density development is not carefully planned, septic tank effluent can sometimes lead over time to the build up of nitrate-nitrogen in groundwater that exceeds the state and federal drinking water standard for drinking water.

There have been several instances where old, leaking underground gasoline storage tanks have contaminated private wells. These wells were located at the current location of the Casco AG

¹⁰ These maps are available for inspection at the Casco Town Office.

Store in Casco Village, Crossroads Country Store at Pike's Corner, and the southern end of the Village Green in Casco Village. The Maine DEP assisted all affected homes and businesses in replacing their wells.

There is a DEP superfund site on Tenney Hill, the location of a former waste-oil storage facility. The DEP has recently undertaken remedial work, removing all potentially contaminated soils and installing test pits to assure the integrity of private wells in the area. They will provide ongoing monitoring of this site and the underground contamination plume.

Protections

Casco's Comprehensive Plan of 1987 recommended aquifer protection and in 1988 Casco established an Aquifer Protection Overlay District via the Casco Zoning Ordinance of 1988. This District prohibits such uses as junkyards, auto and truck facilities, storage of hazardous materials and light industrial uses. It also establishes more stringent standards for space, such as a minimum lot size of 120,000 square feet.

Other protections to groundwater appear in the zoning ordinance under town-wide performance standards and address agricultural practices, junkyards, nuclear facilities, sanitary facilities and water quality protection.

TOPIC	GOALS AND POLICIES	STRATEGIES	WHO	START DATE	END DATE	ONGOING?
Water Resources	Related State Goal(s):					
	To protect the quality and manage the quantity of the State's water resources, including lakes, aquifers, great ponds, and rivers.					
	Town Goals:					
	To protect the quality of our water resources, both above and below ground.					
	Policies:					
	1. Ensure appropriate town-sanctioned committees and adequate funding are in place to address water and other natural resource issues.	A. Form a Conservation Committee.	BOS		Nov-03	
		B. Determine the desired roles of the Conservation Committee and Casco Lakes Advisory Committee.	BOS		Oct-03	
		C. Provide funding annually for water quality protection activities for all waterbodies.	BOS		Jun-04	
	2. Support efforts to protect our waterways from invasive aquatic plants.	A. Continue to educate the public about the threats of invasive plants through such means as brochures at the Town Office, articles in the Casco Reporter and the annual display at Casco Days.	CLAC			ongoing
		B. Post appropriate signage at all public boat ramps in Casco and other boat launch areas.	CLAC	SD	May-04	ongoing
		C. Continue to coordinate local training for courtesy boat inspections.	CLAC			ongoing
		D. Provide a boat inspection coordinator.	BOS	SD	May-04	ongoing
		E. Recruit volunteers for boat inspections at all public boat ramps in Casco.	BOS		May-04	
		F. Coordinate local training on invasive plant identification and monitoring.	CLAC	SD	May-04	ongoing

TOPIC	GOALS AND POLICIES	STRATEGIES	WHO	START DATE	END DATE	ONGOING?
		G. Recruit volunteers to monitor all waterbodies annually for invasive plants.	CLAC	SD	Jul-03	ongoing
		H. Map all known locations of invasive plant colonies in Casco waterbodies, and update annually.	CLAC	SD	Oct-04	ongoing
	3. Ensure regulations and enforcement measures are in place to protect the quality of surface waters.	A. Work with the State of Maine on jurisdictional responsibilities regarding surface waters.	BOS		May-04	
		B. Revise land use ordinance to assure a defined review process for subdivisions with waterfront access.	PB		Apr-05	
		C. Review ordinance wording of enforcement actions and penalties for water quality violations, and propose changes.	PB		Dec-04	
		D. Continue to require submission of an erosion and sedimentation control plan for development based on current DEP guidelines.	PB		Dec-04	
		E. Develop and propose a phosphorus ordinance town-wide.	PB		Jul-04	
		F. Review watershed district standards and sensitive watersheds, particularly for Thomas Pond, for inclusion in the Watershed District.	PB		Dec-05	
		G. Review critical areas for inclusion in the Resource Protection District.	PB		Dec-05	
		H. Ensure consistent enforcement of all existing laws and regulations.	BOS		Apr-04	
		I. Continue to provide 80K legal training for Code Enforcement Officer.	BOS			ongoing
		J. Review and revise the current Hazardous Materials Ordinance.	PB		Jul-05	
		K. Review compliance with stormwater management regulations in Village Districts.	BOS		Oct-04	
	4. Support lake-protection activities by local lake and road associations.	A. Notify lake organizations about and encourage participation in lake-related workshops.	CLAC	SD	Jul-03	ongoing

TOPIC	GOALS AND POLICIES	STRATEGIES	WHO	START DATE	END DATE	ONGOING?
		B. Attend the annual meetings of all Casco lake associations.	CLAC	SD	Jun-03	ongoing
		C. Develop a resource list of technical assistance and funding sources and disseminate information to associations.	CLAC		Apr-05	
		D. Assist in the formation of lake/road associations for all great ponds that do not already have one.	CLAC	SD	Jul-03	ongoing
		E. Assist Lake Associations in conducting watershed surveys, creating watershed management plans and conducting lake protection projects. Give first priority to watershed surveys for Coffee Pond, Parker Pond and Pleasant Lake.	CLAC	SD	Jan-04	ongoing
		F. Keep current records for each Great Pond to include:	CLAC	SD	Sep-03	ongoing
		- Name of association and primary contacts.				
		- Status of water quality monitoring.				
		- Data collected.				
		- Status and trends for each Great Pond.				
		- Status of Volunteer Courtesy Boat Inspection program.				
		- Status of invasive plant monitoring.				
		- Locations of any invasive aquatic plant colonies.				
		- Status of NPS pollution/watershed survey.				
		- Status of NPS pollution/watershed management plan.				
		G. Purchase quality DO (dissolved oxygen) testing equipment, and train lake volunteers on its use.	BOS		Jul-04	
	5. Ensure the quality and quantity of drinking water sources.	A. Meet with Portland Water District annually to discuss issues regarding Sebago Lake as a public water supply.	BOS	SD	Jan-04	ongoing
		B. Monitor and report on the water in the stream below the town's landfill for toxic substances and determine the frequency for re-testing.	BOS	SD	Sep-03	ongoing
		C. Explore the need for a future town water supply.	BOS		Dec-08	ongoing

TOPIC	GOALS AND POLICIES	STRATEGIES	WHO	START DATE	END DATE	ONGOING?
		D. Review and propose additional protective measures for the aquifer overlay district, and ensure that it is mapped correctly based on current information.	PB		Jul-05	
		E. Advocate that state agencies monitor and report on aquifer water quality on a regular basis.	BOS	SD	Mar-04	ongoing
	6. Educate residents and Town Officials on water quality and related issues.	A. Update Selectmen and Planning Board on status of Casco lakes annually.	CLAC	SD	Feb-04	ongoing
		B. Develop and implement a plan for technical training for Board of Selectmen, Code Enforcement Officer, Town Manager, Harbor Master, Road Commissioner, road maintenance contractors and Planning Board regarding current water quality regulations and Best Management Practices.	BOS	SD	Mar-04	ongoing
		C. Develop a long-term strategy to educate residents on a regular basis regarding: Shoreland Zoning and other laws; water quality issues; appropriate behavior around wildlife (loons, ducks, geese, muskrats, etc.); rules and regulations of motorized watercraft and their safe use; identification and proper disposal of universal hazardous wastes; proper use of lawn and garden chemicals; and proper septic system maintenance.	CLAC		Jun-04	
	7. Participate actively in regional water quality efforts.	A. See Regional Coordination, Policy 1, Strategies A through E.				

Other Natural Resources

Introduction

The natural landscape of Casco is characterized by rolling and sometimes steep hills separated by numerous wetlands, stream valleys and lake basins. Uplands are comprised of open fields and extensive forests. This wide variety of habitat is home to abundant and diverse life forms. Not only do these features attract seasonal visitors, but they enhance the enjoyment of life for those who live in Casco.

Casco's "natural" resources also include satisfying views, freedom from sources of noise, light and air pollution, and the ability for most to access the natural environment right out their backdoors. In the truest sense, these are all part of the Town's natural resources. They represent valuable town-wide assets that are well worth maintaining, protecting and even enhancing.

The following inventory and analysis of Casco's natural resources covers these categories: 1) topography and scenic areas; 2) special habitats; and 3) air, light and sound.

Topography and Scenic Views

Casco's varied topography provides many pleasing vistas. Our hilltops not only provide a place to view some spectacular sights but also are scenic in their own right. Our lakes and ponds are another important part of our scenic heritage and provide a changing panorama through the seasons.

The Town is marked by many changes in elevation. From a low point of 267 feet above sea level at the northern shore of Sebago Lake, the land rises 770 feet to the top of Rattlesnake Mountain, Casco's highest point. Casco Village, located in the northwest corner of the Town, is 465 feet above sea level.

Casco's ridges are an especially prominent and attractive feature. In the eastern part of town a major north-south ridge is comprised of a series of hills that include, from south to north, Rattlesnake Mountain, Barton Hill, Pine Hill and Mayberry Hill. This ridge forms an axis separating Crescent and Thompson Lakes from Staples Brook and Pleasant Lake.

Rolfe Hill, Mitchell Hill, Quaker Hill, Leach Hill and Stagecoach Hill form another north-south ridge that separates Meadow Brook and Rolfe Brook on the East, from Decker Brook and Dingley Brook on the west. The gentle slopes on Quaker Ridge and the open vistas to the south and west form an area of distinct scenic beauty. Tenney Hill in the western portion of Casco divides Decker Brook from the Crooked River.

The 2001 citizen survey results identified Quaker Ridge and its views as some of the most notable in Casco. Other areas regarded as scenic include Hog Meadow, parts of historic South Casco Village, the top of Quaker Ridge, Owl Pond, Leach Hill ridge, many lake views, top of

Libby Road and the view at the top of Mayberry Hill northwest across Pleasant Lake to Mount Washington.

Threats and Protections

The primary threat to our scenic views is landowners' desires to develop their land, since scenic views are not explicitly protected by Ordinance. If an ordinance is adopted in the future to protect scenic views, it should be carefully crafted to try to preserve landowner rights as well as the view.

The Helen Allen conservation easement on Quaker Ridge protects views of Mount Washington.

Habitats

There are several factors that have influenced Casco's current range of habitats and the diversity of living things that dwell here. A critical factor is climate: the length of time since the retreat of the last glacier, the yearly range of temperatures and the length of the cold period, the annual amount of precipitation, the wind conditions and the amount of sunlight during the growing season. The composition and configuration of the underlying bedrock and its consequent influence on soil characteristics also are determinants of the living organisms of an area.

The major human influences include the clearing and maintenance of land for agriculture and housing, the continual harvest of timber resulting in a relatively young mix of ages and species of trees, and the introduction of non-native plants and animals. The natural influences set the stage for what *can* grow here, while the human influences help shape what *does* grow here. Those human influences can both decrease the diversity of habitats, as when development fills in a wetland and replaces it with houses, lawns and backyards, as well as increase it, as when a field is kept open, with scrubby growth around its perimeter.

All of these factors combine to provide Casco with a variety of habitats and a diversity of life within them. From the rocky hilltops, numerous upland wetlands, open fields and actively managed forests to its streams, rivers, ponds and lakes, Casco has examples of several types of natural habitats. Casco's woods and fields are home to many large and small birds and mammals as well as numerous wildflowers. Although no formal inventory of them has been made for Casco, species such as bald eagles, bluebirds, great blue herons and loons are of special concern to its residents.

Beginning with Habitat, a collaborative effort among Maine Audubon, Department of Inland Fisheries and Wildlife, Department of Conservation and other agencies, is an approach to conserving open space for plants, animals and people. Its goal is to "maintain sufficient habitat to support all native plant and animal species currently breeding in Maine¹¹". Based on town-specific landscape scale data and maps, it presents detailed information about riparian habitat, high value plant and animal habitats, and large undeveloped blocks.

¹¹ From Beginning with Habitat Draft, available on the website of the Maine Department of Conservation/Maine Natural Areas Program.

Large, unfragmented blocks of land are a key to preserving habitat for a large number of species, as well as largely undeveloped corridors connecting these blocks. The Open Space Committee is using the *Beginning with Habitat* information as the basis for the development of an Open Space Plan for the Town of Casco.

A thorough discussion of conservation easements and large blocks of undeveloped land are included in the Land Use Section of this document. Detailed *Beginning with Habitat* information, including maps, is available for viewing at the Casco Town Office.

Wetlands

Wetlands provide many important ecological benefits: recharge areas for groundwater, sponges to moderate flood waters and runoff, catch basins for sediments and nutrients, filtering areas for pollutants, and habitats for wildlife. The National Wetlands Inventory of the mid-1980s identified 310 wetlands (swamps, marshes, bogs, etc.) in Casco. They are scattered throughout our town and range in size from 0.1 acres to 336 acres. A map showing these wetlands is available at the Casco Town Office.

The Department of Inland Fisheries and Wildlife has rated nine of Casco's wetlands as significant for waterfowl/wading bird habitat. They are the wetland west of the Heath; Hog Meadow Pond; the Mill Pond in Webb's Mills; the wetland behind the Fish Hatchery; the area around the confluence of the Decker and Mill Brooks; a large area along the Decker Brook between Tenney Hill and Quaker Ridge; another area at the southern tip of Decker Brook; the Dingley Brook Bog; and both sides of the Songo River from where it meets the Crooked River to its mouth on Sebago Lake.

The wetland along Decker Brook between Tenney Hill and Quaker Ridge is the largest one wholly contained within Casco's boundaries. It also serves as part of a significant deer wintering area (see below) and is contained in one of the larger undeveloped blocks as identified on *Beginning with Habitat* maps.

Wetlands are also important habitat for many specialized plants, particularly native orchids, although no formal inventory has ever been taken.

Vernal Pools

A vernal pool typically forms during spring snowmelt and dries up during the summer dry season. It provides breeding grounds for frogs, salamanders and other small animals. Indicator species include spotted salamanders, wood frogs and fairy shrimp. By definition it does not contain fish. Vernal pools, together with the adjacent forested uplands, are important amphibian habitats.

Threats and Protections

Casco's wetlands are more stringently protected under the Town's 1988 Zoning Ordinance and 1991 revisions than under State provisions. Wetlands outside of shoreland zones are protected by the Streams and Wetlands District. This district "applies to all land areas within 130 feet,

horizontal distance, of the Normal High Water Mark of any stream or wetland as defined, exclusive of ponds and rivers protected under Shoreland Zoning”.¹²

In the Streams and Wetlands District, permitted uses include recreational uses not requiring structures, and, with Planning Board review, certain other activities such as timber harvesting that complies with Shoreland Protection performance standards, mineral exploration and extraction that complies with performance standards, and road and driveway crossings where necessary to provide access to lots.

There are currently no protections for vernal pools. The Open Space Committee is starting to compile a list of them, which will be made available to the Code Enforcement Officer and the Planning Board.

Plant Communities

Two examples of rare or exemplary natural plant communities have been identified in Casco: an “Enriched Northern Hardwoods Forest” and an “Oak-Pine Woodland.” Both of these community types occur on Rattlesnake Mountain. These were identified during a vegetation survey conducted by Hancock Land Company. This survey also found several rare plants, including Purple Clematis (*Clematis occidentalis*), Summer Grape (*Vitis aestivalis*), Dry Land Sedge (*Carex siccata*) and Fern-leaved False Foxglove (*Aureolaria pedicularia*). These plants and plant communities will be protected as part of Hancock Land Company’s ongoing forest stewardship. These lands are also part of a Land for Maine’s Future proposal. (See the sections on Forest Resources and Land Use for more information.)

Another rare plant found in Casco is the Ram’s Head Lady’s Slipper (*Cypripedium arietinum*), an orchid related to Pink Lady’s Slipper. Awlwort, a rare water plant, was historically reported in Sebago and Thompson Lakes.

Animal Communities

There is one large deer wintering area and parts of two others in Casco that are considered significant by the DIF&W. The large one is located along the Decker Brook extending to the Tenney Hill Road to the West and crossing over Route 11 on the North. The second one is located on Rattlesnake Mountain with about half of it in Casco and half in Raymond. The third one is just west of the Fish Hatchery. This area is part of a much larger deer wintering area that extends over a large section of the Judgetown Plains. The first yard is somewhat protected because much of it is contained in wetlands; other parts of it are in the Tree Growth Program. A small part of the westernmost side of it is included in a proposed growth area. The Department of Inland Fisheries and Wildlife will be contacted as the exact boundaries of that growth area are determined. The other two deer yards are also protected to a large degree because they are in existing or proposed conservation land.

Bald eagles are seen regularly around Casco waters, from Thomas Pond, to Coffee Pond and Pleasant Lake. The closest nest is thought to be near one of the summits of Rattlesnake

¹² Casco Zoning Ordinance, June 17, 1995

Mountain. Great blue herons are often seen as well. There is a heron rookery in the swamp east of Route 121 south of Pike's Corner.

The lakes in Casco are generally excellent for fishing. Rivers and brooks also provide good fishing, particularly the Mill Brook and the Songo and Crooked Rivers. The Department of Inland Fisheries and Wildlife no longer rates fisheries in Maine.

Several rare dragonflies and damselflies have been spotted in Casco. They are the New England Bluet, the Scarlet Bluet and the Pygmy Snaketail. All are located in the Resource Protection District of Shoreland Zoning. In addition, two of these are located in or close to an area proposed for conservation, and the other abutting landowners are aware of their existence and provide stewardship.

Sightings of other unusual or rare animals have been reported by townspeople, but are unsubstantiated. These include mountain lion, lynx and timber rattlesnake. The timber rattlesnake (*Crotalus horridus*) is thought to be extinct in Maine today. Reportedly, it was plentiful in the early nineteenth century and was hunted on Rattlesnake Mountain for medicinal uses. Its last documented sighting in Casco was on Rattlesnake Mountain in 1863. Scientists who visited the area in the mid-1980's found no evidence of the snake. It is very possible, though, that a shy and primarily nocturnal animal like the timber rattlesnake occurring only in small numbers in infrequently visited areas could still be living here.

Threats and Protections

The general threats to these critical natural resources include the lack of knowledge of many of these areas and a lack of understanding of their importance and fragility. Other threats include poor timber harvesting practices, inappropriate ATV use, wetland filling and improper road building.

Air, Light and Sound

From the early settlements in 1794, through incorporation as a town in 1841, to the present day, residents in the area known as Casco have enjoyed clean, clear air, open spaces, and relative peace and quiet.

Both year-round and seasonal residents have indicated in public meetings and in several surveys taken since 1983 that these are important elements in the Casco environment. The Town's rural, country setting, with all its natural features, is one of its most desirable qualities, one which they rate as important to protect and to preserve. The June 2001 survey results reinforced earlier findings: residents rated peace and quiet as the second most desirable quality about living in Casco; preserving rural character was rated as the second-most important goal for the town.

Wording is included in the Purpose (1.3) of the Town's Zoning Ordinance (June 17, 1995) which refers to these concerns. They are addressed to some extent in the Town Wide Standards, Home Occupations, Site Plan Review, and Light Industrial sections of the Ordinance. In most cases, the ordinance does not have specific enough guidance to adequately prevent noise and light pollution.

TOPIC	GOALS AND POLICIES	STRATEGIES	WHO	START DATE	END DATE	ONGOING?
Other Natural Resources	Related State Goal(s):					
	To protect the State's other critical natural resources, including without limitation, wetlands, wildlife and fisheries habitat, shorelands, scenic vistas and unique natural areas.					
	Town Goals:					
	To protect other important aspects of our natural environment.					
	Policies:					
	1. Ensure adequate protection of all wetlands, important habitats and other environmentally sensitive and unique natural areas.	A. Develop an Open Space Plan and present for approval at Town Meeting.	OSC		Jun-05	
		B. Review current standards, identified resources, and definitions for the Streams and Wetlands District and propose amendments to the zoning ordinance and official zoning map using the information provided with "Beginning with Habitat".	PB		Apr-05	
	C. Educate the Planning Board and the Code Enforcement Officer on known significant habitats, as identified on the "Beginning with Habitat" maps.	OSC		Apr-04		
	D. Identify other significant habitats and geological features for protection as part of Open Space Plan.	OSC		Sep-04		
	E. Propose ordinance changes to better protect known significant habitats and locations of rare plants and animals, including requiring developer consultation with state agencies regarding impacts of all major subdivisions, and buffers around identified resources or features.	PB		Apr-05		

TOPIC	GOALS AND POLICIES	STRATEGIES	WHO	START DATE	END DATE	ONGOING?
		F. Continue to fund the Town's existing Land Protection Fund at an annual level of at least \$20,000.	BOS	SD	Jan-04	ongoing
		G. Educate landowners on the existing options for protecting land from development.	OSC		Apr-04	
		H. Work with willing landowners and Loon Echo Land Trust to permanently protect the most valued areas.	OSC	SD	Sep-04	ongoing
		I. Appoint or designate a group to research and make recommendations regarding implementation of impact fees to further the Town's open space and recreation capital investment goals.	BOS		Dec-08	
		J. Report recommendations regarding implementation of impact fees to further the Town's open space and recreation capital investment goals.	Des. Group		Dec-10	
		K. Establish a group responsible for implementing the Open Space Plan.	BOS		Jun-08	
	2. Protect other important aspects of our natural environment.	A. Propose ordinance changes to control light pollution.	PB		Jun-07	
		B. Recommend town-wide performance standards regarding noise pollution.	PB		Jun-06	
		C. Propose ordinance changes for scenic viewsheds and visual impact analysis of proposed development.	PB		Jun-06	

Land Use in Casco

Introduction

The purpose of this section of the Comprehensive Plan is to bring together relevant land use information from other sections of the Plan to portray a cohesive picture of present land use and current land use issues, and to determine the direction of land use planning in Casco for the next five to ten years.

Land use planning has been an integral part of Casco's town government for over three decades, with voters consistently supporting reasonable land use standards. Today our strong standards have helped retain our rural character and have allowed us to avoid many of the land use controversies that have occurred in other towns. We do, however, face some challenges that need to be addressed if we are to remain a town with rural character and exemplary natural resources.

Additional background information is provided in other sections of the Plan, such as recreation, farms, forests, natural resources, housing, and transportation, which you may want to review for additional information.

This section includes: History of Land Use; Current Land Use; Land Suitable and Unsuitable for Development; Land Use Regulations; and Future Land Use Outlook. The Future Land Use Plan is in a separate section immediately following this one.

History of Land Use

Land use in Casco has evolved through time just as it has in many surrounding Lake Region communities. The bountiful and widespread forests that grew here after the last glacier retreated were lightly managed by Native Americans and were still intact when early European settlers arrived in the 1700s. These settlers realized the economic potential of these forests and built an industry around them. The early sawmills were located next to waterways in South Casco Village, Cook's Mills, Webb's Mills, and Casco Village. These areas, with both water access and industry, proved to be magnets for both residential and commercial development. Farms became plentiful, having sprung up close to these village areas and in other areas where timber harvesting revealed excellent soils for agricultural use. Roads were built to connect these areas together as well as with surrounding towns.

Until after the Second World War, use of land in Casco continued to be non-intensive and characterized by farming, timber harvesting, pockets of small commercial and industrial activity, and low-intensity housing, primarily in the four early village settlements. Summer camps for boys and girls were established on some of the lakes. Seasonal homes were being built around Casco's primary waterbodies. Farming and commercial businesses started to dwindle. The village areas attracted more housing. Route 302 continued to be the major transportation hub for the town.

During the '70's and '80's housing development became more intense close to Route 302 as land prices rose from Portland to Windham and people began to accept longer commutes in return for "country living." Some land that had once been used for farming reverted back to forests or was used for residential development. Timber harvesting continued to occur throughout town.

The early roads, for the most part, have remained and still define the primary transportation routes. These include Routes 302, 121, 85, and 11, Quaker Ridge Road and the Mayberry Hill Road. The early settlement areas have become today's village areas with concentrations of primarily residential development and still remain hubs of activity.

The administrative center is located in the northern part of the town, in Casco Village. Open fields, old farmhouses, and a Grange Hall attest to our agricultural past. Over 60% of our land is still forested, with almost a quarter of it in the hands of a long-time local family-owned forest products business and forest-related activities are the largest contributor to the local economy.

From the farming and forestry era of the past, the town has emerged today as primarily a residential "bedroom" community with limited commercial development surrounded by large tracts of working forests and other undeveloped land. Today, the main land uses are residential, forestry, recreational and to a lesser degree, commercial.

Current Land Use

Casco is 22,093 acres in size with around 1,280 acres of surface water. Of the remaining 20,813 acres, approximately 15,000 acres is wooded. The following paragraphs look at land use in various ways. They attempt to quantify land "use" in each category. In so doing, though, some areas are counted more than once. For example, some ponds and wetlands are included in both conservation land and the "large blocks of undeveloped land."

Conservation Easement Use

Conservation easements have become increasingly common in Casco as they have elsewhere. A conservation easement is a flexible tool that can be used by private landowners to restrict some uses of their land according to their own wishes. Often it has been used to permanently protect land from being developed. Several Casco landowners have chosen this tool to permanently protect their land from certain types of development while allowing certain kinds of public access. Usually another entity holds the conservation easement and ensures that the original intent of the landowner is carried out. Loon Echo Land Trust (LELT) is the local land trust serving Casco and other area towns. It holds several easements on land in Casco. The first three properties listed below have easements donated to LELT by the landowner with the land itself remaining in private ownership.

- A 60-acre parcel on Quaker Ridge donated by Helen Allen to preserve farmland and open space, protect a deer wintering area, and provide a scenic view of the White Mountains forever. The easement allows limited public access for hunting, fishing and snowmobiling on marked trails with permission of the owner.
- 13.5 acres called the Charley Watkins property in South Casco to protect a house and

property of historical significance. The Watkins property easement allows visual access only to the public.

- A 60-acre parcel between Route 11 and Leach Hill on the Schoonmakers' Farm (long known as Maplebrook Farm) to protect agricultural land and open spaces. It also permits public access, with permission of the owner, for hunting, fishing and snowmobiling on marked trails.
- 142 acres of mixed fields and woodland on Mayberry Hill. The land was given to Loon Echo Land to maintain a nature preserve with a nature trail open to the public.
- 600 acres of forested land in the northwest part of town. This is part of a 3,280-acre conservation easement in Jugtown Plains. Hancock Land Company sold this easement to The Nature Conservancy in 2001.

The Land for Maine's Future Board has selected a proposal for 1,900 acres of additional Hancock Land Company holdings as a finalist. If this proposal is finalized, 1,150 acres between Parker Pond and the Heath and 750 acres around Rattlesnake Mountain and Coffee Pond will also be placed under conservation easement.

Today there are 875 acres with conservation easements and another 1,900 have been proposed, for a total of 2,775 acres, over 10% of our land area. These easements are concentrated in the northern half of town.

Protected Resource Areas

Casco has over 300 identified wetlands constituting over 1200 acres. With the 130' protection provided them by existing ordinances, a rough estimate is that another 900 acres is not available for development. The 1,280 acres of lakes and ponds have at least 150 additional acres of protected riparian buffers associated with them. These protected resource areas total over 3,500 acres. As might be expected given Casco's topography, these areas are scattered throughout the town.

Land in Current Use Tax Programs

There are 6,681 acres of land in Casco currently enrolled in the Tree Growth Program. Six hundred of the acres in Tree Growth are also under conservation easement with another 1900 acres proposed.

According to the 2002 Municipal Valuation Return, there are 264 acres in 6 parcels enrolled in the Farm Program, with approximately 100 acres classified as wooded farmland, and approximately 272 acres and seven parcels enrolled in the Open Space Program.

Municipal Properties

The Town of Casco owns 181 acres on 27 parcels of land. Municipal buildings and other facilities occupy 14 parcels with 49.5 acres. The other 13 parcels are either gifts or tax-acquired properties and are scattered throughout town. Nine of the thirteen are less than 1 acre in size.

The intent for these parcels is to keep them as is for open space, except for a 46-acre parcel on the State Park Road. There is some discussion of using it for additional recreational needs. The seven-acre Lily Brook Preserve was given to the town with the stipulation that it remain as open space. It is in a Resource Protection District. The other two undeveloped parcels larger than an acre are not well suited for intense recreational use or development because of wetlands or other constraints.

Forests

There is an estimated 14,000 to 15,000 acres of forested land in Casco. Approximately 7,000 acres of it is in the Tree Growth Program or permanently protected, leaving 7,000 to 8,000 acres not in Tree Growth. With the exception of one parcel, all others are north of Route 302, in all parts of town.

There are four large, relatively undeveloped tracts of land in Casco, mostly wooded. The largest of these tracts has 2,900 acres and is situated between Parker Pond and the Heath in the northern part of town. Another block, 2,200 acres in size, is located south of Route 11 between Quaker Ridge Road and Route 302 and Tenney Hill. The third is roughly 2,000 acres located between the Quaker Ridge Road and the Meadow Road (Route 121). The fourth tract, part of Jugtown Plains north of Casco Village, is 1,000 acres in size.

Farmland

Six hundred acres is a conservative estimate of how much prime or good agricultural land is currently tillable, that is, cleared but not developed. In general there are sizable chunks of tillable farmland in all but the southern quarter of the town. Tillable farmland is often attractive for development, and most of it is zoned for residential development.

Roads

Mileage of municipal ways has increased 0.9 mile in the last ten years, with 0.4 mile of that being improved. In the last five years two private roads, totaling just over a mile, have been built. These two roads penetrate two of the "large undeveloped blocks of land" described above. Four new homes were built on these roads: one of the roads is unlikely to have any additional houses constructed along it.

Even with the 290 homes that were built in the '90's, the mileage of roads serviced by the town has remained virtually unchanged. Most houses are built along existing roads and some private roads are built. The town does not typically accept new private roads as public ways, nor is it legally obligated to plow new private roads.

Commercial Areas

Commercial development in Casco is basically found in Casco's village centers, along Route 302, and in campgrounds, marinas and recreational resorts with water access.

Industrial development is mainly limited to a lumber mill on Route 11 and another on Route 302, various service businesses throughout town, and small machine shops on Route 11 and Route 302. Two major utility corridors, consisting of underground oil and natural gas pipelines

and a high voltage electric power line, roughly parallel to Route 121, bisect the town from southwest to northeast. P&K Sand & Gravel has opened a quarry for extracting and processing the bedrock into finer materials for use in road building and foundation bases. This quarry is located between the Heath and Hog Meadow on approximately 270 acres of land. They plan to quarry the whole area.

There are two approved wireless communications towers; one, sought by Cellular I for its cellular phone system, is located on Hacker Hall's Hill, above Quaker Ridge Road. In 2001 another communications tower was approved at the Red Mill site on Route 302.

The Commercial Districts in Casco cover approximately 1,000 acres. A major review of the delineation of these districts and permitted uses was made approximately four years ago. Available space in them is still plentiful.

Residential Development

Residential development in Casco has been unusually consistent during the past ten years in terms of location of new houses. New single-family houses (which include mobile homes and manufactured housing) are generally distributed throughout the town on existing roads and in vacant subdivision-approved lots.

Today, lakefront development has slowed as available frontage has all but disappeared. Few seasonal cottages are being constructed, as most people opt for year-round homes, even though they may be used strictly seasonally. Additional waterfront/water access development could occur if one of the five lakefront summer camps for boys and girls were to be sold. However, that possibility appears unlikely in the foreseeable future. A second tier of development on lots adjacent to lake frontage has been occurring and can be expected to continue, although at a slow pace. As this second tier of development occurs, there may be additional demands for certain types of water access that may overtax resources. For example, several owners who share a common area on a lake may all want an individual dock or mooring space. This possibility may need to be addressed through the ordinance or mooring standards.

From 1991 through 1995, the average number of new residential homes was 22 per year, including stick-built, manufactured and mobile homes. From 1996 to 2000, the average number was 35 per year, over a 50% increase. (More information on recent housing starts is available in the section on Housing.) The following are some facts about the 174 new homes built in the five-year time period from 1996-2000:

- Mobile homes represent 20% of all new homes, averaging seven per year.
- 22 of the 36 mobile homes (61%) are in subdivisions with 18 of them occurring in a mobile home park in the Manufactured Home Park District and used as rental units.
- Approximately 57% of the new homes built in the last five years were built in the northern half of Casco (excluding mobile homes).
- 59 of the 138 stick-built and manufactured homes are located in subdivisions (43%).
- 47% of all new homes are in subdivisions.
- 21 (12%) are on waterfront lots.
- 28 of them (16%) occurred in village or commercial districts.

Land Suitable and Unsuitable for Development

(Some areas unsuitable for development, including larger wetlands, floodplains and steep slopes, are shown on maps included in the Appendix.)

Soils

Soils are created by the action of natural forces on the uppermost layer of bedrock. As fine mineral particles accumulate, they are able to support life forms, which eventually decay and add organic material to the mineral particles to form soil. Numerous types of soils exist in Casco. Most soils in Casco are ideally suited to growing trees, which they have been doing for about 10,000 years. There are soils that are also well-suited for farming and residential and commercial development.

The Soils Suitability Map for Casco, available at the Town Office, rates Casco's soils based on their suitability for subsurface waste disposal. This map is a general planning tool that describes predominant soils on tracts of three acres or more. A licensed soils scientist or soils evaluator must determine whether a specific site is suitable for subsurface waste disposal and what type of system is required to meet the State and Town plumbing codes. Pockets of suitable or unsuitable soils may be present but not indicated until revealed by on-site tests.

Casco's Soils Suitability Map indicates that more than half of the town's area is suitable for septic disposal systems. A substantial percentage of Casco's land area is comprised of soils from the Hermon-Peru-Paxton group, which is generally suitable for septic systems. These soils tend to be located in gently sloping upland areas with deeper, better-drained soils.

Many soils in Casco are considered unsuitable for septic systems because of their poor drainage characteristics, shallow depths to bedrock or high water tables. Sebago mucky peat, Rumney fine sandy loam and Walpole fine sandy loam are examples. The areas that are limited to some degree are scattered throughout town: mostly in wetlands and other low-lying areas such as along stream channels; in topographic depressions; and in areas adjacent to wetlands. Other areas that are rated very low in terms of soil suitability include steep slopes, and areas of shallow depth to bedrock or poor drainage owing to relatively impermeable subsoil. These areas often occur in uplands as well.

Recent subsurface waste disposal technology may make it possible for previously marginal soil types to be used for septic systems in the future.

A detailed description of Casco's soils can be found in the Soil Survey of Cumberland County, Maine.¹³

Floodplains

National Flood Insurance maps place the following areas within the 100 year floodplain: Crooked River Basin, Decker Brook, Staples Brook, the lower part of Mill Brook, (which is

¹³ This Survey is available at the Cumberland County Soil Conservation Service, Westbrook, Maine and at the Casco Town Office.

sometimes called Mile Brook) and the shore areas of all lakes and ponds. All floodplains along rivers are in the Resource Protection District. Those along brooks and streams are in either the Streams and Wetlands Protection District or the Stream Protection District, both of which prohibit development within 130 feet of the high-water mark of the stream bed. Those along shorelines of lakes and ponds are protected by the 100' setback requirement in the Shoreland Zone. Casco entered into the National Flood Insurance Program in 1991.

Steep Slopes

Casco's ridges are an especially prominent and attractive feature. In the eastern part of town a major ridge is comprised of a series of hills that include, from south to north, Rattlesnake Mountain, Barton Hill, Mount Quito, Pine Hill and Mayberry Hill. This ridge forms an axis separating Crescent and Thompson Lakes from Staples Brook and Pleasant Lake. Slopes over 30 percent are common, with hillsides steeper than 40 percent along The Heath, Parker Pond and Coffee Pond. Gentler slopes are abundant on Mayberry Hill and on areas between The Heath and Pine Hill.

Tenney Hill in the western portion of Casco divides Decker Brook from the Crooked River. Thirty to 50 percent grades are typical on south-facing slopes along the brook and Route 302, with 20 percent grades common along western and northern slopes.

Leach Hill and Stagecoach Hill, located on either side of Casco Village, have 30% to 40% slopes on east and west slopes with gentler terrain on the north side of Leach Hill.

Between Decker Brook on the west and Staples Brook and Route 302 on the east, Quaker Hill, Mitchell Hill and Rolfe Hill form a range along the Quaker Ridge Road. Slopes in the Mitchell Hill area are in excess of 30 percent on the east and west sides.

Current Land Use Regulations

Development in Casco is subject to several provisions including state laws and town ordinances and standards. There are state minimum standards for erosion and sedimentation control, forestry practices, subdivisions, and shoreland zoning. All organized towns in Maine must comply with these standards and have the authority to make local standards stricter. Most state requirements are administered by the Department of Environmental Protection (DEP), for shoreland zoning, and the Forest Service, for forest practice violations. In most cases, the town also has compliance jurisdiction.

Casco's current Zoning and Subdivision Ordinances were developed from the original town land use and zoning ordinances of 1978. They have been enhanced, changed, and added to as circumstances required. The Zoning Ordinance today establishes zoning districts, town-wide performance standards, site plan review for certain multi-family residential, commercial, industrial, and institutional projects, and standards for the siting of wireless communications facilities. It provides for seven major districts and five subdistricts within the Shoreland District. The ordinance establishes permitted uses in each district, prohibits all other uses and sets special space and other standards for each district. In addition, it provides for "contract zoning" for

those projects that do not specifically fit the requirements of the formal zoning districts but are considered worthy by the town. Casco has three contract zoning agreements: Point Sebago Resort, P&K quarry operations, and a planned residential development.

The Zoning Ordinance allows limited or no development in environmentally sensitive areas. Given Casco's hilly topography and its numerous lakes, ponds, rivers, streams and wetlands, these areas are extensive. The Shoreland District disallows any construction within 100 feet of lakes, ponds or rivers; within 250 feet in a resource protection area; and within 130 feet of streams or wetlands within the shoreland zone. Other districts that restrict development in environmentally sensitive areas include Aquifer District, Streams and Wetlands Protection District, and a Watershed District.

Of these last three district types Streams and Wetlands Protection have the strongest impact on residential and commercial development. Within 130 feet horizontal distance of any stream or wetland outside of any shoreland district, no structures are permitted; for streams, this means 260 feet of protection. Necessary road crossings and timber harvesting that complies with Shoreland Protection standards are permitted in this District, with Planning Board review.

Restrictions are also placed on structures and/or uses over sand and gravel aquifers. Buildings are not allowed on unsuitable soils or on steep slopes greater than 25% anywhere in town; septic systems aren't allowed on slopes greater than 20%.

The locations of the zoning districts as of 2002 are illustrated on the zoning map contained in the Appendix at the end of this Comprehensive Plan. Descriptions of the purpose and intent of each of the town's zoning districts is also included in the Appendix.

Role of Town Boards

Under Casco's Board of Selectmen/Town Meeting form of government, any new ordinance or amendment must be submitted to the voters at a Town Meeting. The process typically starts with a general recommendation to or by the Casco Planning Board (PB). It relies on the Zoning Advisory Committee (ZAC) to draft new ordinance provisions. Typically, once ZAC has agreed upon new ordinance wording, a joint meeting between the PB and ZAC is scheduled and the final proposed language is agreed upon. After any revisions and the required public hearing(s), the PB votes to forward the ordinance revisions to the Selectmen for inclusion on the next Town Meeting Warrant. Although the Selectmen generally have the authority to determine which articles are included on the Town Meeting Warrant, the consensus of the Planning Board carries weight with the Selectmen and Town Meeting voters when land use issues are discussed or proposed.

Future Outlook

The future use of land throughout Casco will be determined primarily by three factors; market forces, conservation easements, and the town's land use policies. Based on current trends and assuming no changes to our ordinance or external circumstances, it is expected that:

- Few large subdivisions will come before the Planning Board; there will continue to be proposals for smaller subdivisions; few, if any, will be Planned Residential Developments; available lots in existing subdivisions will continue to be developed.
- Our current rate of residential growth will continue to occur; it will not slow down.
- There will be more parcels split outside of the subdivision or site plan review process as families provide house lots to relatives and people find creative ways to avoid the subdivision process. Driveway/private way/right-of-way issues will arise and affected landowners will ask the town for help.
- More incremental incursions into large undeveloped blocks will occur as new private roads are built.
- Some farmlands, including some in current use tax programs, are highly likely to be developed.
- Some forest land, including some in Tree Growth, is highly likely to be developed.
- Most residential development will occur along existing roads and/or in existing subdivisions, but will not be concentrated in any one part of town.
- There will be minimal waterfront development, since most available lots have already been built on.
- The mileage of town-maintained roads will remain basically the same.
- Slow commercial growth will continue.
- The town will not undertake public water or public sewer.

Future Land Use Plan

In order to slow residential growth in our rural areas and deflect it away from our most rural areas, and toward other areas, the following major changes will be made to the existing residential districts. There will still be districts called Village and Residential, but their descriptions will change and two new districts, Rural Residential and Rural, will be added. The Town may cap issuance of building permits for new homes only in the Rural District sometime in the future in order to protect and sustain the rural resources located there from excessive and incompatible development.

The purpose and intent of the other existing districts, such as Commercial, Aquifer Overlay, Streams and Wetlands Protection, Manufactured Housing (Mobile Home) Park and the Shoreland Zones will be very similar to what existed in 2002.

This narrative, the Proposed Residential Districts matrix (Figure 40 at the end of this section) and the Future Land Use Map are to be used together. The Future Land Use Map is meant to portray a conceptual plan, with the understanding that the general areas identified on the Map will remain but there may be slight modifications to their precise boundaries when a lot-by-lot analysis is conducted during plan implementation. What the map, the matrix and this narrative are trying to accomplish is to preserve large areas of undeveloped land, to promote the sustainable use of the rural resources located there, and to deflect the growth that might have occurred there to more suitable parts of Casco. Ultimately, the exact delineation of district boundaries will be subject to a rigorous review by the ordinance developers and the public, and will be put to a vote at a future Town Meeting.

I. Residential Land Use

The following criteria were used to determine initial conceptual areas suitable for residential growth in the next 10 years, and those areas from which to deflect growth. These criteria shall be used as the basis when determining the actual boundaries of any districts. They are listed in approximate order of importance:

A. Criteria for Growth Areas (Village, Residential and Manufactured Housing Park Districts)

1. Environmentally suitable areas (soils, slope, etc.)
2. Enough for a majority (55%) of the projected growth (containing from 500 to 1,000 buildable acres)
3. Near existing major roads: Mayberry Hill Road, Quaker Ridge Road, Route 85.
4. Easy access to major transportation routes: Routes 302, 11, and 121.
5. Adjacent to existing Village Districts.
6. Close proximity to public services and facilities: municipal buildings, stores, professional offices, bank, post office, recreational facilities.
7. Preserving wildlife corridors/habitats and large undeveloped blocks of land.

B. Criteria for Intermediate Areas (Rural Residential District and some Shoreland Districts)

1. Enough for a 30% share of residential growth.
2. Areas that already have some residential development, are predominantly residential and should remain that way.
3. Near existing major town or state roads.

C. Criteria for Rural Areas (Rural District)

1. Large blocks of undeveloped land.
2. Important wildlife areas.
3. Farm land (good agricultural soils).
4. Land adjacent to existing or proposed conservation land.
5. Scenic areas, views, hilltops.
6. More sparsely settled areas.
7. Forested land.
8. Aquifers.
9. Wetlands, undeveloped shoreline, streams.
10. Natural outdoor areas used for traditional recreation (hiking, hunting, etc.)

D. Proposed Districts

1. District Name: Village

a. General Description: This district is distinguished by its traditional New England Village character, with street trees and houses on smaller lots and closer to streets. It should be inviting, attractive, walkable, and conducive to informal visiting and gathering. Amenities and buildings should be at a human scale. It also is characterized by “mixed use” that is, primarily residential development interspersed with small, low-impact businesses in keeping with village life and providing important services to residents and visitors alike. There should be safe and pleasant pedestrian access. Public investments shall be directed to village areas whenever possible. Therefore, small public parks, street trees, municipal administration buildings, sidewalks, and small community water supplies or Portland Water District water line extensions are most appropriate for village settings. Traffic speed shall be limited to a safe level, in keeping with the desired environment.

b. Landscape Representation: Casco Village; Webb’s Mills Village.

c. Uses:

The following shall be encouraged:

1. Residential uses including, but not limited to, single family dwellings and multifamily dwellings.
2. Cluster housing with open space set-asides.
3. Elderly housing.

4. Accessory apartments.
5. Investments in most public infrastructure (exceptions include such uses as waste disposal facilities).
6. Small, low impact commercial operations with appropriate buffering and in keeping with village character, including architectural/aesthetic standards.

Allow:

7. Affordable housing.
8. Manufactured Homes.
9. Backlot Development.
10. Gardens and hayfields.
11. Low intensity home occupations appropriate to village life: higher intensity to trigger more intensive review.

Allow with restrictions:

12. Agriculture and horticulture.
13. Non-household-pet animal keeping prohibited, or allowed with strict lot size requirements and nuisance standards.

d. Guidance for Space and Other Standards:

Residential:

- Lot sizes in the range of 30,000 to 60,000 square feet; Planning Board or other formal review required for lot sizes less than 40,000 sq. ft.
- Allow the possibility of lower minimum lot sizes for subdivisions:
 - =>20,000 square feet with individual septic systems.
 - =>10,000 square feet when served by community septic systems.
- Allow the possibility of greater density than normally required for subdivision lots when there is clear community benefit consistent with this Comprehensive Plan.
- Private investment in community (shared) septic systems in association with cluster development shall be encouraged.
- Possibly shallower front setbacks than existing (2002) Village District standards.
- Minimum lot width needed.
- Perhaps slightly lower road frontage requirements than existing 2002 Village District.

Commercial Standards needed for:

- Possibly smaller space standards for low intensity commercial uses allowed, when compared to residential uses and depending on intensity of use.
- Buffering and setbacks.
- Off-street parking.
- Type and volume of traffic.
- Multiple uses on a single lot.
- Appropriate signage and exterior displays.
- Architectural and aesthetic standards in keeping with existing village character.
- Types of businesses allowed – serving local needs.

- Home Occupations; moderate intensity to require Site Plan Review.

e. Amount of Residential Growth:

Target 55% or more of residential growth to occur in Village and Residential Districts.

2. District Name: Residential

a. General Description: This district is similar to the Village District with even more emphasis here on residential uses. New residential development could have similar or perhaps slightly higher densities. While some low-impact commercial uses will be allowed, there shall be more restrictions on them in keeping with a compact residential area. Because these areas will be more compact, they will need certain amenities to keep them attractive and comfortable places in which to live. Therefore, the following types of features and uses shall be encouraged: sidewalks in new developments; street trees; certain types of public services and facilities; small community water supplies or Portland Water District water line extensions; recreation trails and links to existing trails; and areas of open space within and in close proximity.

b. Landscape Representation: Leach Hill, from Casco Village to the natural gas pipeline right-of-way. Some parts of Webb’s Mills.

c. Uses:

Encourage:

1. Residential uses including, but not limited to, single family dwellings and multifamily dwellings.
2. Elderly housing.
3. Affordable housing.
4. Cluster/open space subdivisions.
5. Accessory apartments.
6. Residential backlot development.
7. Appropriate public services and facilities.

Allow:

8. Manufactured homes.
9. Low intensity home occupations; higher intensity to trigger more intensive review.
10. Commercial: small professional offices, small, low-intensity retail, public facilities. Somewhat more restrictions than in Village District.
11. Gardens, hayfields, horticultural uses.

Allow with restrictions:

12. Prohibit, or put strict limits on, non-household-pet animal keeping: concerns are noise, odor, numbers, pollution and lot size. Exceptions for organic pest control i.e. quiet feathered insect eaters, weeders.

d. Space and Other Standards:

Residential:

- Lot sizes in the range of 30,000 to 60,000 square feet; Planning Board review required for lot sizes less than 40,000 sq. ft.
- Allow the possibility of lower minimum lot sizes for subdivisions:
 - =>20,000 square feet with individual septic systems.
 - =>10,000 square feet when served by community septic systems.
- Allow the possibility of greater density than normally required for subdivision lots when there is clear community benefit consistent with this Comprehensive Plan.
- Private investment in community (shared) septic systems in association with cluster development shall be encouraged.
- Slightly deeper front setbacks than Village District standards.
- Minimum lot width needed.
- Minimum road frontage – slightly more than Village.

Commercial:

- Compared to Village:
 - Fewer allowed uses.
 - Lower impact uses– visual, noise, odors.
 - Less intense uses.
 - Lower traffic volumes.
 - Somewhat greater buffering.
 - More dispersion (less clustering) of commercial establishments although multiple commercial uses on a single lot may be allowed, with review.
- Strict requirements for exterior display of merchandise, in keeping with a primarily residential neighborhood.
- Space standards (lot size, buffering, setbacks and road frontage) dependent on intensity of use.
- Home occupations appropriate to a more compact residential area; moderate intensity to require Site Plan Review.

e. Amount of Residential Growth:

Target 55% or more of residential growth to occur in Village and Residential Districts.

3. District Name: Rural Residential

a. General Description: This district is most like the Residential District of 2002, with lower overall densities than the Residential or Village District. The criteria for intermediate areas apply here. This district is intended to be predominantly residential but appropriate home occupations shall be allowed. This district is suitable for a share of projected development but is not intended to accept the amount or intensity of residential development as the Village and Residential Districts; and only very limited commercial, agricultural and animal husbandry uses will be allowed, based on space and performance standards.

b. Landscape Representation: The middle section of the Quaker Ridge Road, in the vicinity of Quaker Ridge Terrace and Quaker View II; northwestern-most part of the Mayberry Hill Road toward the Otisfield town line.

c. Uses:

Encourage:

1. Residential uses including, but not limited to, single family dwellings and multifamily dwellings.
2. Elderly housing.
3. Affordable housing.
4. Cluster housing with open space set-asides.
5. Accessory apartments.
6. Residential backlot development.
7. Gardens, horticulture and hayfields.

Allow:

8. Manufactured homes.
9. Low and moderate intensity home occupations.
10. Public services and facilities shall only be located here if all other possibilities in a Village or Residential District have been exhausted.
11. Consider recreational trails and linkages.

Allow with restrictions:

12. Mineral extraction with strict limitations.
13. Non-household-pet animal keeping.
14. Agriculture and animal husbandry with appropriate space and performance standards.
15. Prohibit or consider only limited, low-impact commercial uses, such as non-manufacturing, non-retail, non-warehouse, very low traffic businesses.

d. Space and other Standards:

General:

- Rural road buffering through preservation and/or creation of vegetation/forest within a certain setback will be encouraged.
- Access management on major town roads

Residential:

- Minimum lot size range 60,000 to 80,000 square feet. With Planning Board review, lot sizes may be reduced down to a minimum of 30,000 square feet with open space set asides.
- Front setbacks shall be greater than in the Residential District, except in cluster subdivisions.

Subdivisions:

- Ensure adequate buffering between new subdivisions and existing uses.

Commercial:

- Strict standards relative to intensity of use.

e. Amount of Residential Growth:

Target of less than 30%.

4. District Name: Rural

a. General Description: This district shall be characterized by large expanses of undeveloped areas and include important rural resources such as open fields, forested land, scenic views, forested road buffers and wildlife habitat and corridors. Sustainable use of rural resources is encouraged, along with those commercial and residential uses that support them. Other uses that help to preserve the undeveloped and natural character of this area and have minimal or no adverse environmental impact shall also be encouraged. Residential uses are allowed with appropriate buffering, and residential density should be much less dense overall than in the other residential districts.

Wildlife/native plant habitat and key wildlife corridors should be protected here. Open Space subdivisions with permanent open space set-asides shall be strongly encouraged. Substantial open space set-asides shall be encouraged in other ways as well, through such means as transfer of development rights, conservation easements, leasing of development rights, deed restrictions, etc.

b. Landscape Representation: Quaker Ridge from Route 11 to the Funeral Home; top of Mayberry Hill; Route 302 from the Tenney Hill Road to the State Park Road; Rattlesnake Mountain.

c. Uses:

Encourage:

1. Sustainable agriculture, horticulture, animal husbandry and forest management.
2. Nature-based educational facilities, seasonal youth/adult camps and retreats.
3. Subdivisions with substantial open space set-asides.
4. Gardens and hayfields.

Allow:

5. Residential uses with appropriate buffering.
6. Subdivisions with a limited number of units.
7. Manufactured homes.
8. Elderly housing and affordable housing.
9. Accessory apartments.
10. Facilitation of backlot development.
11. Environmentally friendly, low-impact, low-noise recreational uses.
12. Low and moderate intensity home occupations.

Allow with strict standards:

13. Mineral extraction and processing.

d. Space and Other Standards:

- New home building permits may be allocated in this district sometime in the future.
- Minimum lot size greater than and different from that in Rural Residential; could range as low as 40,000 square feet in subdivisions with clustering and substantial open space set asides of at least 30%.
- Rural road buffering through preservation and/or creation of vegetation/forest within a certain setback will be encouraged.

e. Amount of Residential Growth:

Target of less than 20%. **New residential growth in this District only may be limited sometime in the future using a Rate of Growth Ordinance and any related provisions as may be required by State Law.** The Town will be monitoring its progress toward the target amounts of residential growth listed above for growth and rural areas. Depending on the degree to which those targets are not being met by implementing the strategies in this Comprehensive Plan, the Town may decide to supplement those efforts with a building permit allocation system. Such a system would need to meet State enabling legislation's requirements in effect at the time.

5. Manufactured Housing Park District

This existing district allows an area for the siting of Manufactured Housing Parks. This district is about 160 acres in size, and is about one-quarter built out. It also allows all uses permitted in the Residential District, outside of an approved park. No agriculture or animal husbandry is allowed in an approved park.

II. Commercial/Industrial Land Use

The intent of the Commercial District is to provide suitable locations for the development of particular types of commercial use; to encourage attractive commercial development; to generate convenient shopping areas for local residents and seasonal residents and visitors; to promote local area siting for public oriented service; and to promote safe and uninterrupted traffic flow by limiting the number of access points along Routes 302, 11 and 121.

Light industrial uses are allowed only in the Commercial District. Contract Zoning will continue to be allowed for commercial and industrial uses that are not accommodated by the uses listed in any district, but that have important public benefits as determined by the Planning Board.

Some commercial development is allowed in other districts, most notably the Village, Limited Commercial/Residential, and the Resort Overlay Districts. See the appendix for a more complete description of Casco's zoning districts in 2002.

The Town should conduct a townwide evaluation of the need for modification of Commercial District boundaries and standards. In the Rte. 302 Corridor, the Town should conduct the evaluation in conjunction with the Rte 302 Corridor master plan for Casco called for in the Transportation strategies of this Comprehensive Plan with participation from Maine DOT and

neighboring towns. This evaluation should also consider whether to establish more than one type of Commercial District. In addition, ordinance standards need to be developed to limit the tendency toward commercial strip development and minimize commercial use traffic impacts. This may be done by use of zoning to cluster compatible commercial uses together, to share access points from major roads, and to interconnect businesses by means of internal road connections.

In the meantime, the uses allowed in the Commercial District should remain very similar to existing uses, with the following exceptions: new residential uses should be discouraged; agriculture will be allowed with standards appropriate for the district; and allowed industrial uses will be more clearly defined. The boundaries of some of the Commercial Districts will change where they overlap some of the new Residential and Rural Residential Districts that are depicted on the Future Land Use Map.

Additional or changed standards are needed to address: backlot development; access management, front setbacks, parking lots and landscaped buffers; and possible site plan review for currently exempt uses or expansions.

III. Shoreland Zoning

Casco currently complies with mandatory state shoreland zoning. The districts that are part of shoreland zoning are Resource Protection, Limited Residential/Recreation, Limited Commercial/Residential, Stream Protection and Watershed. Except for some changes to standards or uses in the Watershed District, and its possible extension to other watersheds, these districts will remain basically the same as they were in 2002.

IV. Other Districts

Other districts in Casco's 2002 Zoning Ordinance include a Streams and Wetlands Protection District, an Aquifer Protection Overlay District and a Resort Commercial Overlay District. The Streams and Wetlands Protection District prohibits development within 130 feet of the normal high water mark of any stream or wetland outside the Shoreland Zone. This district will not change. The Aquifer Protection Overlay District will remain basically the same, with some minor modifications as outlined in the section on Water Resources. There will be no change to the existing (2002) Resort Commercial Overlay District.

V. Other Ordinance Changes

Definitions requiring review or new ones needed for such things as:

- Elderly housing, to include a wide spectrum of housing choices, from independent living to nursing homes.
- Affordable housing development that addresses current state definitions, long-term affordability and percentage of homes in a subdivision needed to qualify.
- More than one level of Home Occupation, depending on intensity of use.

- Review definitions of “agriculture” and “animal husbandry”. The latter, in particular, shall include both commercial and non-commercial uses.
- Household pet and non-household-pet animals. If the definition of “animal husbandry” is expanded, there may be no need for this latter definition.
- Horticulture, hayfields and gardens. Some of the strictly plant-related activities now included under agriculture may be appropriate in some districts where other aspects of agriculture may not.
- Rural resources and uses, to include agricultural soils and forested areas; timber harvesting, agriculture and animal husbandry; and related uses.
- Accessory apartments.
- Backlot development

Town-wide and/or district standards needed for such things as:

- Noise, light, odor.
- Any animal keeping: nuisance standards for noise, odors and pollution, required lot size, buffering, etc.
- Agriculture and horticulture et al: to address such things as pollution and environmental concerns; odors and other nuisance aspects; and use of chemicals such as fertilizers and pesticides.
- May want to allow quiet organic pest control (the feathered slug patrol).
- Minimum lot size and septic capability for accessory apartments.
- Stormwater management, especially with smaller lot sizes.
- Backlot development, to include setbacks, frontage, etc.
- Noise and erosion control for recreational trails and their uses.
- Mineral Extraction: may need to distinguish several levels based on intensity of use. Performance standards need to address at least noise, duration, traffic volumes, timely reclamation and proper buffering.
- Traffic Management
- Change of use review (for example, road frontage, lot size when converting from a residential use to a commercial use).

VI. Open Space Plan

The Casco Open Space Plan, which was called for under various policies and strategies in this Comprehensive Plan, and which was adopted in June 2006 by the Casco Town Meeting, is now part of this Comprehensive Plan and therefore also part of the Future Land Use Plan described in this section.

District Classifications

The classification of each district is given here for purposes of the state-required definitions.

Residential Growth Areas: “An area that is designated in a municipality’s comprehensive plan as suitable for orderly residential, commercial or industrial development, or any combination of

those types of development, and into which most development projected over 10 years is directed.” Includes the Village, Residential and Manufactured Housing Park Districts.

Residential Transitional Areas: “An area that is designated in a municipality’s comprehensive plan as suitable for a share of projected residential...development but that is neither intended to accept the amount or density of development appropriate for a growth area nor intended to provide the level of protection for rural resources afforded in a rural area...”. Includes the (new) Rural Residential District and all Shoreland Districts that allow residential development. Also includes residential development in the Commercial District.

Rural Areas: “A geographic area that is identified and designated in a municipality’s comprehensive plan as an area that is deserving of some level of regulatory protection from unrestricted development for purposes that may include, but are not limited to, supporting agriculture, forestry, mining, open space, wildlife habitat, fisheries habitat and scenic lands, and away from which most development projected over 10 years is diverted. The (new) Rural District is included in this classification.

Commercial Growth Areas: The Commercial District is included in this designation.

Figure 40: Proposed Residential Districts

Standards appropriate for each district will apply for all uses. All development will require suitable soils.

District/Specifications	Village	Residential	Rural Residential	Rural
Overall Goal:	More development		Less development	Least development
Residential:				
Target Amount of Residential Growth	>55% Combined		<30%	<20%; building permits may be allocated to meet target some time in the future.
Minimum Lot Size Range	30,000* - 60,000 s.f. for non-subdivision lots.		60,000-80,000 s.f.**	
	*Any lot smaller than 40,000 s.f. shall require Planning Board Review		**Need clear minimum lot size distinctions between Residential and Rural Residential, and Rural Residential and Rural Districts.	
Minimum Front Setback	Not greater than current Village standards (40')	Similar or slightly deeper than Village	Greater than Village	Similar to or greater than 2002 Residential District (50')
Minimum Road Frontage	Not greater than current Village standards (150')	Similar or slightly more than Village	Similar to 2002 Residential District (200')	
Minimum Lot Width	Similar to road frontage; adjust for backlot development.		Similar to road frontage; adjust for backlot development.	
Single Family Dwellings	Encourage		Encourage	Allow
Multifamily Dwellings	Encourage		Encourage	Allow
Manufactured Homes	Allow		Allow	
Elderly Housing	Encourage		Encourage	Allow
Accessory Apartments	Encourage		Encourage	Allow
Affordable Housing	Allow	Encourage	Encourage	Allow
Backlot Development	Allow	Encourage	Encourage	Allow
Subdivisions:				
Minimum Lot Size	≥ 20,000 s.f. with individual septic systems; ≥ 10,000 s.f. with community (shared) septic systems		≥ 30,000 s.f.	≥ 40,000 s.f.
Maximum Density	Not more than one unit per non-subdivision minimum lot size. Higher densities may be allowed only when there is clear community benefit consistent with this Comprehensive Plan.		Less dense than Village and Residential Districts.	Less dense than Rural Residential.
Cluster Housing	Encourage with space standard reductions, e.g. density bonuses and require open space set-asides.		Encourage, with space standard reductions and require open space set-asides.	Encourage, with space standard reductions and require open space set-asides of at least 30%.
Other	Consider recreational trails and linkages with appropriate noise and erosion control standards.		Consider recreational trails and linkages with appropriate noise and erosion control standards.	
Municipal Investments:				
Municipal Admin. Buildings	Encourage	Allow	Allow, if no other options	Discourage
Post Offices	Encourage	Allow	Allow, if no other options	Discourage
Sidewalks	Strongly Encourage	Encourage	Encourage MDOT to increase the use of paved shoulders for use by pedestrians and bicyclists in appropriate areas.	
Street Trees	Encourage		Encourage landowners to retain and/or create vegetated/forested road buffers.	
Public Parks	Encourage		Encourage landowners to use conservation easements.	
Upgrades to Town Roads (other than normal maint.)	Allow		Discourage	
Acceptance of New Town Roads built to town	Encourage		Allow when there is a public benefit.	
Public Schools	Encourage		Allow, if no other options	Discourage
Public Water	Encourage	Encourage		

TOPIC	GOALS AND POLICIES	STRATEGIES	WHO	START DATE	END DATE	ONGOING?
Future Land Use Plan	Related State Goal(s):					
	To encourage orderly growth and development in appropriate areas of each community, while protecting the State's rural character, making efficient use of public services, and preventing development sprawl.					
	Town Goal:					
	To preserve Casco's rural character while providing adequate areas for residential and commercial growth.					
	Policies:					
	1. Direct projected residential growth to growth areas, and divert it away from rural areas.	A. Apply for a state implementation grant. If approved, move date of next item out two years from grant approval date.	BOS		Dec-03	
		B. Develop and propose new zoning ordinance provisions that implement the Village, Residential, Rural	PB		Jun-05	
		C. Establish a municipal investment policy that targets investments in the Village and Residential Districts.	BOS		Jun-06	
		D. Develop a plan, with MDOT, for slowing traffic in Casco Village, South Casco Village and Webb's Mills Village.	BOS		Jun-05	
		E. Conduct an inventory of significant village trees and assess their health and longevity.	CC		Dec-06	
		F. Develop a plan for "street" trees in village districts.	CC		Jun-07	
		G. Track building permits and lot divisions by district on an annual basis.	CEO	SD	Jan-04	ongoing
		H. Propose new road construction standards in subdivisions that reduce construction costs, allow roads at an appropriate scale and promote interconnections.	PB		Jun-06	

TOPIC	GOALS AND POLICIES	STRATEGIES	WHO	START DATE	END DATE	ONGOING?
		I. Investigate construction of pedestrian ways in new growth areas or existing Village Districts.	PSC		Dec-05	
		J. Study and make recommendations on lease and transfer of development rights.	BOS		Dec-07	
		K. Establish a group responsible for implementing the Open Space Plan.	BOS		Jun-08	
		L. Study and implement, if appropriate, a Rate of Growth Ordinance that diverts growth away from the Rural District and toward the growth areas.	BOS		2012	
	2. To ensure Casco's ordinance allows for appropriate commercial and industrial uses.	A. Review and propose additional Home Occupation Standards for different levels of use and in different districts.	PB		Apr-04	
		B. Propose definition and performance standard changes to clarify "light industrial use" and manufacturing/processing.	PB		Apr-05	
		C. Develop and propose ordinance changes to the Commercial District that implements the changes outlined in the Future Land Use section of this Comprehensive Plan.	PB		Apr-05	
	3.To discourage or prohibit growth in natural hazard areas.	A. Continue participation in the National Flood Insurance Program.	BOS			ongoing
		B. Continue to prohibit development on slopes in keeping with state and local regulations and recommendations.	PB			ongoing

Fiscal Capacity

Introduction

Assessing the current financial condition of the town and its capacity to fund future improvements and additional services is an important part of any town's planning processes. Presented below is a discussion and summary of Casco's revenues and expenses for the fiscal year 2002¹⁴, and revenues, expenses and year-end fund balances for the last five years. They are followed by information on municipal valuation, tax rate and debt. Lastly, there are projections of Casco's revenues and expenses, including capital expenses through the year 2012.

Revenues

The Town of Casco receives revenue from the State of Maine and from local revenue sources, such as property and excise taxes and various fees. The largest source of revenue for FY 2002 was from real and personal (such as business equipment) property taxes, in the amount of \$3,718,632. Other major sources of revenues were the excise taxes on motor vehicles and boats (\$524,465), State Revenue Sharing (\$204,828) and interest on cash balances (\$124,869). Approximately \$90,000 of the "State Miscellaneous" revenue is the reimbursement for the Homestead Exemption. If that program were not in place, property tax revenue would have been that much higher.

Figure 41: Revenue and Expense Summaries, 2002.

REVENUE SUMMARY	Amount	Percent
Property Taxes	\$3,718,632	77.4%
Excise Taxes	\$524,465	10.9%
Interest	\$124,869	2.6%
State Revenue Share	\$204,828	4.3%
Highway Block Grant	\$57,004	1.2%
State Miscellaneous	\$111,495	2.3%
Other Revenue	\$64,675	1.3%
Total Revenues	\$4,805,968	100.0%
Bond Proceeds	\$755,000	N/A
Total In	\$5,560,968	N/A

EXPENSE SUMMARY	Amount	Percent
Municipal Government	\$516,777	10.0%
Public Safety	\$176,819	3.4%
County Tax	\$189,238	3.7%
Sanitation	\$297,024	5.7%
Streets and Highway	\$455,141	8.8%
Social Service/Welfare	\$48,273	0.9%
Recreation/Parks	\$38,068	0.7%
Education	\$3,055,083	59.0%
Debt Service	\$17,494	0.3%
Capital Improvements	\$384,252	7.4%
Total Expenses	\$5,178,169	100.0%

Expenses

The largest expense category for FY 2002 was Education, which amounted to \$3,055,083, or 59% of total expenditures. Other major expense categories include Municipal Government

¹⁴ Casco's fiscal year runs from July 1 through June 30. Whenever a year is given, it means the fiscal year ending on June 30th of that year. For example, the designation "2002" or "FY 2002" refers to the fiscal year ending June 30, 2002.

(\$516,777), Streets and Highways (\$455,141), Capital Improvements (\$384,252) and Health and Sanitation (\$297,024).

The following table summarizes the town's revenues and expenses for the last five years, and includes the ending balances for each of those years.

Figure 42: Revenue, Expense and Balance Summary, 1998 - 2002.

REVENUE SUMMARY	97-98	98-99	99-00	00-01	01-02
Property Taxes	\$3,143,015	\$3,143,844	\$3,254,893	\$3,368,481	\$3,718,632
Excise Taxes	\$332,645	\$376,175	\$436,431	\$488,494	\$524,465
Interest	\$92,795	\$102,387	\$131,225	\$128,047	\$124,869
State Revenue Share	\$194,548	\$210,648	\$226,806	\$233,327	\$204,828
Highway Block Grant	\$50,880	\$52,272	\$55,872	\$57,072	\$57,004
State Miscellaneous	\$18,253	\$110,037	\$94,636	\$108,499	\$111,495
Other Revenue	\$101,682	\$88,285	\$98,498	\$67,447	\$64,675
Total Revenues	\$3,933,818	\$4,083,648	\$4,298,361	\$4,451,367	\$4,805,968
Bond Proceeds					\$755,000
Total In	\$3,933,818	\$4,083,648	\$4,298,361	\$4,451,367	\$5,560,968
EXPENSE SUMMARY					
Municipal Government	\$369,897	\$372,716	\$357,775	\$400,634	\$516,777
Public Safety	\$119,308	\$171,887	\$143,570	\$174,888	\$176,819
County Tax	\$170,373	\$170,501	\$157,272	\$167,320	\$189,238
Sanitation	\$265,918	\$239,423	\$226,378	\$249,308	\$297,024
Streets and Highway	\$259,723	\$487,440	\$368,023	\$309,677	\$455,141
Social Service/Welfare	\$34,097	\$32,166	\$37,483	\$41,253	\$48,273
Recreation/Parks	\$21,623	\$20,423	\$23,953	\$45,848	\$38,068
Education	\$2,060,529	\$2,159,573	\$2,286,401	\$2,555,798	\$3,055,083
Debt Service	\$117,485	\$106,238	\$22,590	\$0	\$17,494
Capital Improvements	\$179,334	\$115,182	\$220,055	\$609,436	\$384,252
Total Expenses	\$3,598,287	\$3,875,549	\$3,843,500	\$4,554,162	\$5,178,169
BALANCE SUMMARY					
Revenues over Expenses	\$335,531	\$208,099	\$454,861	-\$102,795	\$382,799
Starting Balance	\$1,494,240	\$1,829,771	\$2,037,870	\$2,492,731	\$2,389,936
Ending Balance	\$1,829,771	\$2,037,870	\$2,492,731	\$2,389,936	\$2,772,735

Source: Audited Town Financial Reports and Auditor's Worksheets.

In 1998 education expenses were \$2,060,529. They have risen on average 10.3% per year since then. The yearly increase per year is shown in the following table. They are expected to rise another 10% for FY 2004.

Figure 43: Yearly Increase in Education Expenses, 1999 – 2003.

Year	1999	2000	2001	2002	2003	Ave.
Percent Increase	4.8%	5.9%	11.8%	19.5%	9.6%	10.3%

Fund Balances

From 1998 to 2002 the balances of all funds rose from \$1,829,771 to \$2,772,735. This is a total gain of \$942,964 and represents an average gain of 13.6% per year.

The largest increase in fund balances comes in what is called the “Undesignated Funds” balance (not shown in the preceding figure). This increase was a result of a conscious decision by the Selectmen and Town Manager to build up this fund to cushion the spikes in the receipt of property taxes, the Town’s largest single source of revenue, and to meet unforeseen expenses, such as those that could result from a natural or other disaster. Having this emergency reserve also allowed the Town to “borrow” from itself, as it did for TIF-related expenditures (see TIF section below) until it could finance those purchases through debt.

Casco’s policy for determining the desired balance of the undesignated fund is to maintain a balance equal to three month’s average receipts from property tax revenues for the previous year, plus current accounts receivables. In the past when the balance of the undesignated fund exceeded this goal, the Selectmen have voted to apply it to reduce property taxes for the following year. This occurred in 2000, 2001 and 2002.

Tax Valuation, Property Taxes and the Tax Rate

A measure of a town’s worth is its assessed value. These values include both residential and commercial land and buildings, transmission and distribution lines, and business, industrial and other personal property. It does not include property exempt from taxation. For FY 2003, the Town’s total valuation is \$267,659,700, compared to \$215,113,600 in 1997, an average annual increase of 3.7%. These increases are a result of both additions to the tax base as well as revaluations initiated by the Town. The State’s estimates that the town’s valuation is currently at 80% of “true” valuation, which it has calculated as \$335,800,000.

Tax Increment Financing District

Tax increment financing, commonly referred to as TIF, is a program sponsored by the State of Maine to encourage economic development in towns of Maine. It allows more of the tax revenues generated by new commercial development to stay in the town by sheltering its value from the formulas for calculating State aid to education, State revenue sharing and County taxes, all of which are based in part on the total valuation of the town. A town can keep the full amount of new tax revenues in the Town for up to twenty years, at which time the sheltered valuation will be subject to all those formulas just like all other taxable property values. A condition of the TIF District is that the Town must spend or substantially commit to a project, within five years of the TIF’s establishment, an amount equal to the expected net revenue to the Town over the life of the TIF. These expenditures must be for facilities related to the new development in the TIF District or economic development activity in other areas of Town.

Casco’s TIF District is the land over which the Portland Natural Gas Transmission System laid a natural gas pipeline during 1997 and 1998. The life of the TIF will be 9.5 years. The TIF-related expenditures included a pumper truck, two new rescue units, additions to both of Casco’s public safety buildings and funding for Lake Region Development Corporation, website development,

GIS development and updating the Comprehensive Plan. These expenditures totaled approximately \$750,000. As of April 1, 2002, the sheltered assessed value in the TIF District was \$5,729,300. At the tax rate of .01460 the tax revenue from the TIF was \$83,648, all of which was retained by the Town to pay for approved expenditures.

Debt

At the end of June 30, 2001 the Town had paid off all its municipal debt. The June 2001 Town Meeting, however, authorized the Town to borrow \$755,000 by issuing bonds, which it has done. These funds will be used to “pay back” the Town for the money it borrowed from itself to pay for TIF-related expenses. The combined principal and interest payments for retiring this debt start at \$74,088 due in 2003 and rise to \$112,613 in 2012 when the bond will be paid off.

Casco is also legally responsible for its share of the school district’s debt service, the total local part of which is \$5,431,238. Casco’s share, currently about 23%, is approximately \$1,249,185. As part of a school administrative district, Casco pays a lump sum to the school district, and so school debt does not show up as a separate item in the town’s financial records. Calculations for total debt and allowable debt are shown in Figure 44.

Figure 44: Current Debt

Valuation for Debt Calculations	\$ 335,800,000
Debt Limit for Certain Facilities (7%)	\$ 23,506,000
Allowable School Debt Limit (10%)	\$ 33,580,000
Overall Debt Limit (15%)	\$ 50,370,000
Amount of Municipal Debt	\$ 755,000
Percent of Total Valuation	0.22%
Casco's share of SAD 61 Debt	\$ 1,249,185
Percent of Total Valuation	0.37%
Total Outstanding Debt	\$ 2,004,185
Percent of Total Valuation	0.60%

The State of Maine, by law, allows a town to have a maximum debt of 15% of total State-adjusted valuation. Any town that carried that much debt, however, would be well beyond its ability to pay it off and still meet its other obligations. Generally a maximum of 5% of total assessed value is considered a borrowing limit above which a financial institution might have concern. Using the 5% figure, the Town could borrow approximately \$16 million. The Town’s current debt load is 0.60% of valuation.

Future Projections

Predicting the future revenues and expenses for a town is an uncertain proposition at best. All the projections shown in Figure 45 should be taken cautiously: there are so many factors over which a municipality has no control that no projections as far out into the future as ten years can be expected to be accurate. The figures presented are a relatively informed guess of people familiar with the town’s finances. In making projections, it is less complicated if the process is broken down into more manageable parts.

There are three aspects of the following analysis: projections for operating revenues and expenses; projections for capital expenditures; and the projections for school costs. All projections are made through 2012.

The first part is the projections for the *operating* revenues and expenditures, those items that recur in the budget every year. These form the basis of the 10-year revenue and expense plan. These are relatively easy to predict since there is a past history to them and their past trends can be projected into the future. The projections, for the most part, are based on trends over the last five years. The revenues that are handled differently are Excise Taxes and Other Revenue, both of which are projected to grow 3% per year, and Property Tax revenue, which is calculated as the difference between projected expenditures less all other projected revenue. Expense items that are handled differently are capital appropriations, discussed below, and debt service, which is based on the repayment schedule of the bonds. No additional debt is forecast in the next ten years; however, if it were decided to borrow additional funds, it appears that the town would easily be able to do so, and still remain well within current debt guidelines.

The second part contains large capital items for which funds are or will be accumulating and the projected timing of disbursements. These are listed in the Capital Investments Plan, and the total appropriations for each year are carried over to the 10-year revenue and expense plan. These do not include major expansions or renovations of school buildings and for which debt would be incurred, since estimates of amounts and year of expenditure are not available.

The third part is by far the largest expense category of the town: educational costs. It is also the most volatile and the least understood. Since the school district does not have a comprehensive future plan for overall expenses, the projections here are based solely on past expenditures, and average out to approximately a 7% annual increase. It also assumes that the current state funding formulas remain substantially unchanged.

Figure 6 shows the overall revenue and expense projections for the next ten years, assuming overall fund balances will remain stable. Also included are projections of municipal valuation and tax rate. Municipal valuation is based on a 3% annual growth rate, and includes an additional 25% in 2006-2007 as a result of the tax equalization project's expected end date and the subsequent adjustment of valuation to 100% of the state's valuation. It also assumes that the value subject to TIF will be included in the valuation starting in 2008-2009, an additional \$6,000,000. Tax rate is then based on the amount needed to be raised through property taxes divided by the valuation.

Figure 45: Financial Projections, 2003-2012.

REVENUE PROJECTIONS	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12
Property Taxes	\$4,159,159	\$4,499,410	\$4,906,240	\$5,323,018	\$5,805,296	\$6,179,195	\$6,480,535	\$6,882,479	\$7,275,014	\$7,612,654
Excise Taxes	\$580,430	\$597,843	\$615,778	\$634,251	\$653,279	\$672,877.10	\$693,063	\$713,855	\$735,271	\$757,329
Interest	\$121,691	\$118,513	\$115,335	\$112,157	\$108,979	\$105,801	\$102,623	\$99,445	\$96,267	\$93,089
State Revenue Share	\$227,003	\$231,327	\$235,651	\$235,331	\$235,856	\$240,081	\$248,221	\$247,834	\$250,530	\$253,644
Highway Block Grant	\$59,734	\$61,439	\$63,144	\$64,707	\$66,008	\$67,819	\$69,731	\$71,171	\$72,786	\$74,420
State Miscellaneous	\$110,726	\$112,550	\$114,373	\$119,720	\$119,550	\$121,644	\$124,521	\$126,876	\$129,016	\$130,688
Other Revenue	\$66,615	\$68,614	\$70,672	\$72,792	\$74,976	\$77,225	\$79,542	\$81,928	\$84,386	\$86,918
Total Revenues	\$5,325,358	\$5,689,695	\$6,121,194	\$6,561,977	\$7,063,945	\$7,464,643	\$7,798,236	\$8,223,589	\$8,643,269	\$9,008,743
Bond Proceeds										
Total In	\$5,325,358	\$5,689,695	\$6,121,194	\$6,561,977	\$7,063,945	\$7,464,643	\$7,798,236	\$8,223,589	\$8,643,269	\$9,008,743
EXPENSE PROJECTIONS										
Municipal Government	\$500,063	\$532,231	\$564,399	\$609,712	\$654,341	\$684,212	\$707,154	\$752,470	\$789,320	\$824,957
Public Safety	\$192,701	\$204,504	\$216,306	\$221,945	\$239,482	\$247,755	\$260,475	\$270,881	\$282,089	\$293,593
County Tax	\$216,200	\$217,115	\$221,659	\$237,335	\$254,698	\$266,764	\$276,115	\$285,995	\$300,666	\$314,141
Sanitation	\$277,239	\$284,449	\$291,659	\$309,466	\$322,416	\$327,170	\$330,747	\$345,695	\$355,889	\$365,218
Streets and Highway	\$439,923	\$461,230	\$482,537	\$472,275	\$521,910	\$550,896	\$549,457	\$575,076	\$595,340	\$617,007
Social Service/Welfare	\$49,886	\$53,630	\$57,374	\$62,374	\$66,078	\$69,861	\$73,338	\$77,723	\$81,725	\$85,641
Recreation/Parks	\$47,478	\$53,309	\$59,141	\$66,388	\$71,902	\$75,514	\$83,723	\$89,052	\$94,935	\$100,741
Education	\$3,347,275	\$3,624,052	\$3,846,195	\$4,200,146	\$4,543,707	\$4,846,433	\$5,115,128	\$5,424,110	\$5,740,585	\$6,059,832
Debt Service	\$74,087	\$77,175	\$84,925	\$87,338	\$94,412	\$101,038	\$107,100	\$112,587	\$112,719	\$112,613
Capital Appropriations	\$180,506	\$182,000	\$297,000	\$295,000	\$295,000	\$295,000	\$295,000	\$290,000	\$290,000	\$235,000
Total Expenses	\$5,325,358	\$5,689,695	\$6,121,194	\$6,561,977	\$7,063,945	\$7,464,643	\$7,798,236	\$8,223,589	\$8,643,269	\$9,008,743
Excess Revenues over	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Starting Balance	\$2,772,735	\$2,772,735	\$2,772,735	\$2,772,735	\$2,772,735	\$2,772,735	\$2,772,735	\$2,772,735	\$2,772,735	\$2,772,735
Ending Balance	\$2,772,735									
Tax Assessment Required	\$4,159,159	\$4,499,410	\$4,906,240	\$5,323,018	\$5,805,296	\$6,179,195	\$6,480,535	\$6,882,479	\$7,275,014	\$7,612,654
Valuation (3% increase)	\$261,072,900	\$268,905,087	\$276,972,240	\$285,281,407	\$386,098,855	\$397,681,821	\$415,612,275	\$428,080,644	\$440,923,063	\$454,150,755
Tax Rate	0.01460	0.01673	0.01771	0.01866	0.01504	0.01554	0.01559	0.01608	0.01650	0.01676

Source: Tax Assessor's Records, Comprehensive Plan Committee

Discussion

Casco is in good financial shape: it has built up its cash reserves, which it can use for emergencies, to reasonable levels; it has new or recently upgraded public safety buildings, a new pumper truck and two new ambulances; funds are accumulating for future capital items; and it has a very small amount of debt. Just as important, it has accomplished all this while keeping the tax rate below 15 mils.

The biggest unknown for the future is how much educational cost will continue to escalate. Education is the major expense to the Town, accounting for approximately 60% of the Town's total expenditures. The cost of education has risen significantly in the last three years. The Town does not have full control over what educational costs are. (Some people have argued that individual towns in a school district have little or no control over school costs.)

The school district does not have a strong financial planning program, except to prepare its next year's budget and to project facilities maintenance and minor capital items. Since educational costs are the single largest expense for the Town, the lack of comprehensive financial planning by the school district makes it more difficult or impossible for the town to do accurate planning of its own.

At the local level, educational expenses are paid with property tax revenues, the most regressive tax of the big three: property taxes, sales tax and income tax. As more and more costs are shifted from the Federal Government to the State of Maine and on to municipalities, more of the burden is placed on the property tax and those who can least afford to pay. This over-reliance on the property tax to fund education and other needed municipal services must be addressed at the State level. Both State and Federal mandates, which are only partially funded, have added to the cost of education. We need to have these mandates more fully funded by State and Federal governments; we need the school district to be more accountable to its Towns; and we need meaningful and prompt reform of the tax system at the State level. The current combination of income, sales, excise and property taxes that fund virtually all local and State spending should be changed to be less burdensome on those who can least afford to pay.

Other issues

Casco does not currently report General Fixed Assets in its financial statements. It will have to do this as part of new financial reporting standards starting in FY 2005. These standards are explained in the Governmental Accounting Standards Board Statement No. 34, and are referred to as GASB 34. General fixed assets for our town include such items as buildings, roads and culverts.

The presentations of the same financial information in the Town Report, the Town Manager's budget forecasts and the auditor's worksheets are all different. They all need to be based on the same figures and presented in the same way.

Capital Investment Plan

Overview

This Capital Investment Plan (CIP) for the Town of Casco covers a period of ten years and considers those major capital items that have a cost of \$10,000 or greater and a life expectancy of five or more years. It meant as a *framework* for funding local capital items; the reader should not assume that the items in the plan or their timing represent what will actually happen. Voters at Town Meeting will decide what gets funded on a yearly basis.

This Plan takes a conservative approach by assuming that the municipality is the sole source of funding, and that no debt will be incurred for capital purchases. The appropriation amounts for the first year (2003-2004) are based on budget recommendations by the Town Manager, but they have not yet been approved. Subsequent years' appropriation amounts have been determined based on anticipated costs as well as trying to maintain somewhat level funding for capital costs overall. In future planning by the Selectmen, the Town Manager and the Finance Committee, they should be used as guidelines only.

The following narrative should be used in conjunction with the Capital Investment Plan worksheet at the end of this section. Items are given a general priority, which should also be used as a general guideline only; more work remains for the Selectmen, Finance Committee and Town manager before any final priorities are assigned. Those designated as lower priority now are typically further out into the future. As they get closer, their priorities are expected to change.

Major school renovation costs are not included here: they are not available, and would end up appearing in the operating and maintenance budget of the town, under the category for education.

CIP Line Items

Fire Department Vehicles.

This account has been funded at the rate of \$10,000 per year as a result of past Budget Committee recommendations. The amount is not currently adequate to fund a significant portion of a new fire apparatus purchase. The town anticipates the replacement of the ladder truck in 2007-2008 and the replacement of Engine 4 in 2010-2011. (Medium priority.)

Casco Rescue Department.

A portion of this account, \$60,000, was appropriated toward the purchase of two new rescue vehicles (ambulances) in 2001. The town anticipates the replacement of one rescue vehicle in 2008-2009. The second rescue vehicle will require replacement in 2010-2011. The vehicles each have a cardiac monitor/defibrillation unit. The monitor/defibrillator unit in Rescue 1 will need replacement by 2005-2006 and the monitor/defibrillator unit in Rescue 2 will need replacement in 2007-2008. (Medium priority.)

Public Safety Buildings

This account provides for the major renovations and improvements that are capital in nature as well as the construction of new buildings and additions. Substantial additions to Central Station and Company 2 in South Casco were completed in 2002. These improvements were funded in part from existing reserves and principally from Pipeline TIF proceeds. The creation of full time crew quarters at Central Station is anticipated in 2007-2008. (Lower priority.)

Civil Emergency Preparedness Generators

The Civil Emergency Preparedness generators are located at each Fire Station and at Town Hall. The generators allow the buildings to operate at full power thus allowing emergency function during power outages and providing for a community evacuation location when needed at Town Hall. The generators are propane fired and have service maintenance contracts to assure that the machines operate when needed. The town will need to consider replacement beginning in FY 2010-2011. (Lower priority.)

Town Hall

This account has been established to provide for the capital needs of the Town Hall building. Town Hall is an old wood frame building with several additions and modifications. Critical to the continued use of this building is an aggressive maintenance and improvement program. In addition to the upkeep of the building, there is the question of space in the building being adequate for the future of the community. The amounts that have been required for the annual maintenance and periodic capital improvement of the building have been less than debt service would be for a new building of similar size. Anticipated in 2005-2006 is the replacement of the roof on the north side of the gym and remodeling of the Town Hall to create a main entrance from the rear parking area. Parking should be expanded for ten new parking spaces for the Town Hall/Community Center complex in 2004-2005. The estimated cost for the parking area is \$10,000. Anticipated in 2006-2007 is an expansion of office space to include use of the second floor and in 2010-2011 begin the study of future Town Hall space needs. (In general, these improvements have a high priority.)

Grange Hall

In 2005-2006 and 2006-2007 install handicapped access to the second floor; replace all remaining single-pane windows and foundation work. (Lower priority.)

Town Hall Telephone System

The Town Hall phone system is currently (2002) seventeen years old. The system will be nineteen years old when replaced. Telephones are being replaced as needed with rebuilt models, as new models are not being produced for this system. It is proposed that the system be replaced in the 2004-2005 budget. (Medium priority.)

Tax Update/Equalization

The town has completed two steps in a tax equalization process, inventory and review of waterfront land and inventory and review of all other land. The remaining segment

includes inspection of all parcel improvements and review of all schedules for equality. The process will be conducted in house with the town's full time assessor saving an anticipated \$100,000 plus. The estimated time of the project is FY 2004 to FY 2006. The preliminary cost estimates are \$140,000. (High priority.)

Road Improvement Reserves

This account is established for highway improvements. The process has begun to establish a roadway capital needs plan. When that plan is completed in 2003, a review of this account should be conducted to determine what level of funding is required for long-term roadway capital needs. For now, from \$15-25,000 is shown as the annual amount appropriated. (Developing a more accurate estimate of road costs is a high priority.)

Parks/Recreation Facilities

The town has four parks, two recreation areas, two beaches, two ball fields, one playground and one leased ball field. These facilities require periodic investment to maintain them in a safe and serviceable condition. This has been overlooked for the past several years with only minor maintenance being provided. Projects include a new ballfield in 2006-7, surfacing of tennis courts at Libby Road Park and Town Hall, new fence at the Town Hall tennis courts and parking area at the Webb's Mills property (across from the Sunshine Club). Acquisition of additional water access rights is included in the Land Acquisition/Protection Fund. (High priority.)

Plummer Park (Webb's Mills Village)

This item received \$12,200 in funding at Special Town Meeting January 2002. An additional sum of \$87,506 was appropriated in June 2002. The property has been acquired and buildings removed. Initial grading, loaming and seeding have been completed. Other amenities will be added over the next two years to complete the project. (Medium priority.)

Lively (Wilson) Property (Webb's Mills Village)

This property was acquired in FY 2002-2003. The buildings were removed and initial loaming and landscaping is completed. The parcel provides an excellent opportunity for open space in the Webb's Mills Village, and is very close to the Plummer Park property. The planned expenditures will complete the project. (Medium priority.)

Land Acquisition/Protection Fund (Formerly Casco Land Futures Fund)

This fund was developed in the course of the Town of Casco applying for several Land for Maine's Future grants in the 1980's. This fund has been dormant for several years. Consideration should be given to redefining the purpose of the fund to include the possibility of providing seed money for conservation projects, purchasing development easements or other mechanisms for the preservation of open space and recreational areas. An Open Space Plan is being created to identify the priorities for this fund. This fund will also be used to acquire additional public water access rights. (High priority.)

Solid Waste

The Town of Casco solid waste system is a shared system that focuses on the concept of recycling. The original Transfer Station was built in 1990 and may need upgrading by FY 2005-2006. The traffic at the Transfer Station is growing as well. Designs are being considered for creating a drive through system at the Transfer Station to eliminate the turning and backing up currently required to unload vehicles. This change is proposed to occur in FY 2007-2008. The Bulky Waste system was built in 1996 and serves four communities. The focus again is on recycling. All material that comes in eventually is shipped out. A second scale is anticipated in FY 2006-2007 to accommodate the increase in traffic volume at the facility. In FY 2008-2009 the loader at the Bulky Waste facility will require replacement.

Strictly speaking, these items should not appear in Casco's Capital Investment Plan, as these facilities are independent. These items should appear in their capital plans. They are included on this worksheet because they are significant capital expenditures, and the town will pay for its share of them through the annual appropriations to the Transfer Station and Bulky Waste Facilities. (Medium priority.)

Figure 46: Capital Investment Plan Worksheet

Project	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12
Fire Dept. Vehicles										
Appropriations	10000	50000	90000	90000	100000	110000	100000	100000	100000	50000
Expenditures	0	0	0	0	0	400000			400000	
Balances	65150	115150	205150	295150	395150	105150	205150	305150	5150	55150
Rescue Dept. Vehicles										
Appropriations	10000	20000	30000	30000	30000	30000	30000	30000	30000	20000
Expenditures	0	0	0	15000	0	17000	130000	0	135000	0
Balances	74191	94191	124191	139191	169191	182191	82191	112191	7191	27191
Public Safety Buildings										
Appropriations	30000	10000	15000	15000	15000	15000	10000	10000	10000	10000
Expenditures	30000	0	0	0	0	75000	0	0	0	0
Balances	0	10000	25000	40000	55000	-5000	5000	15000	25000	35000
CEP Generators										
Appropriations	0	0	0	0	5000	5000	5000	5000	5000	5000
Expenditures	0	0	0	0	0	5502	0	0	0	30000
Balances	5502	5502	5502	5502	10502	10000	15000	20000	25000	0
Town Hall										
Appropriations	10000	10000	50000	50000	55000	50000	50000	50000	50000	50000
Expenditures	0	0	10000	45000	125000	0	0	0	10000	0
Balances	17704	27704	67704	72704	2704	52704	102704	152704	192704	242704
Grange Hall										
Appropriations	0	0	0	15000	15000	20000	15000	5000	10000	10000
Expenditures	0	0	0	0	0	0	65000	0	0	0
Balances	0	0	0	15000	30000	50000	0	5000	15000	25000
Town Hall Phone System										
Appropriations	0	7000	7000	0	0	0	0	0	0	0
Expenditures	0	0	14000	0	0	0	0	0	0	0
Balances	0	7000	0	0	0	0	0	0	0	0
Tax Equalization										
Appropriations	0	50000	50000	20000	0	0	0	0	0	0
Expenditures	0	50000	50000	20000	0	0	0	0	0	0
Balances	0	0	0	0	0	0	0	0	0	0

Project	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12
Road Improvement Reserve										
Appropriations	0	0	15000	25000	25000	25000	25000	25000	25000	25000
Expenditures	0	0	0	0	70000	0	0	0	90000	0
Balances	7500	7500	22500	47500	2500	27500	52500	77500	12500	37500
Parks & Rec. Facilities										
Appropriations	0	35000	10000	20000	20000	10000	5000	10000	5000	10000
Expenditures	0	15000	0	20000	40000	10000	20000	0	0	20000
Balances	0	20000	30000	30000	10000	10000	-5000	5000	10000	0
Plummer Park										
Appropriations	87506	0	0	0	0	0	0	0	0	0
Expenditures	74516	3500	9490	0	0	0	0	0	0	0
Balances	12990	9490	0	0	0	0	0	0	0	0
Lively Property										
Appropriations	33000	0	0	0	0	0	0	0	0	0
Expenditures	29554	1500	1546	0	0	0	0	0	0	0
Balances	3046	1546	0	0	0	0	0	0	0	0
Land Acquisition/Protection										
Appropriations	0	0	30000	30000	30000	30000	55000	55000	55000	55000
Expenditures	0	0	25000	35000	50000	40000	55000	50000	60000	55000
Balances	32445	32445	37445	32445	12445	2445	2445	7445	2445	2445
Total Appropriations	180506	182000	297000	295000	295000	295000	295000	290000	290000	235000
Total Expenditures	134070	70000	110036	135000	285000	547502	270000	50000	695000	105000
Annual Ending Balance	218528	330528	517492	677492	687492	434990	459990	699990	294990	424990
The following are costs shared with other communities. The costs are in large part covered by the O&M budgets										
Solid Waste										
Appropriations	0	1000000	25000	25000	25000	50000	105000	35000	25000	25000
Expenditures	7500	0	0	25000	150000	120000	130000	35000	0	0
Balances	95000	195000	220000	220000	95000	25000	0	0	25000	50000

TOPIC	GOALS AND POLICIES	STRATEGIES	WHO	START DATE	END DATE	ONGOING?
Fiscal Capacity	Related State Goal(s):					
	To plan for, finance and develop an efficient system of public facilities and services to accommodate anticipated growth and economic development.					
	Town Goal:					
	To assure the ability of the Town to meet present and future needs while maintaining an appropriate undesignated fund balance, keeping debt below acceptable levels, and maintaining a stable tax rate.					
	Policies:					
	1. Advocate for meaningful tax reform at the State level.	A. Continue yearly membership with Maine Municipal Association.	TM			ongoing
		B. Lobby our local legislators for tax reform.	BOS	SD	Jul-03	ongoing
		C. Educate voters on the need for tax reform at the State level.	BOS		Sep-03	
	2. Create and maintain a 10-year fiscal plan for Casco.	A. Develop projections of the School District's expenses for the next ten years.	BOS	SD	Dec-04	ongoing
		B. Expand the town's current capital budget to a 10-yr revenue and expense plan for all capital items.	FINC	SD	Dec-03	ongoing
		C. Develop projections for municipal operating revenues and expenses for the next ten years.	FINC	SD	Jun-04	ongoing
		D. Establish an acceptable debt limit for the town.	BOS		Dec-06	
		E. Establish needed reserve funds and add to them annually.	BOS	SD	Dec-03	ongoing
		F. Review financial details with Budget Committee at the beginning of each budget cycle.	FINC	SD	Jan-04	ongoing
		G. Develop measures for tracking the town's fiscal health.	FINC		Dec-05	

TOPIC	GOALS AND POLICIES	STRATEGIES	WHO	START DATE	END DATE	ONGOING?
		H. Appoint or designate a group to research and make recommendations regarding implementation of impact fees to further the Town's open space and recreation capital investment goals.	BOS		Dec-08	
		I. Report recommendations regarding implementation of impact fees to further the Town's open space and recreation capital investment goals.	Des. Group		Dec-10	
	3. Educate townspeople on fiscal matters.	A. Recommend additions to financial information for inclusion in the 2003 and all future Town Reports.	FINC		Aug-03	
		B. Publish Town Report within 90 days after the end of the fiscal year.	BOS		Sep-03	
		C. Publish financial articles in a local newsletter.	FINC	SD	Dec-03	ongoing
		D. Maintain 10 years of municipal operating revenues and expenses in a computerized spreadsheet.	TM	SD	Jul-03	ongoing
	4. Implement GASB 34 in a timely way.	A. Create a detailed action plan for its implementation.	TM/FINC		Dec-03	
		B. Provide funding for GASB 34 implementation.	BOS		Jul-03	

Regional Coordination

As each year passes, Casco and other area towns become more and more aware of their regional connections. From our shared history with Raymond, to long-standing mutual aid agreements, to our school district encompassing four lake region towns, regional coordination and cooperation are alive and well in the Lake Region. There are additional shared activities and initiatives as well: shared emergency dispatch in Naples; a shared ladder truck with Naples; shared bulky waste and household trash disposal facilities; a shared Assessor with New Gloucester (for 10 years through 6/03); and support of the Lake Region Development Council serving Windham, Raymond, Casco, Naples, Bridgton and Harrison.

The following narrative lists or describes activities that have a regional component to them. The Regional Coordination implementation strategies are listed in the Goals, Policies and Implementation section of this Comprehensive Plan. More information about some of the items listed below can be found in other sections of the Plan, most notably Public Services and Facilities.

Current regional activities, organizations and initiatives

Planning and Management

- Informal monthly meetings of the Town Managers of Naples, Casco, Sebago, Harrison, Raymond and other lake region managers.
- Informal meetings of area comprehensive plan committee members.
- Cumberland County Budget Advisory Committee.
- Regional and state meetings of Assessors.
- Regional and state meetings of code enforcement officers.

Greater Portland Council of Governments (GPCOG): This agency is a quasi-public regional planning agency whose service area is roughly equivalent with Cumberland County. Member communities oversee the programs and activities of the organization through municipally appointed representation on the GPCOG General Assembly, which serves as a board of directors. To serve its member communities, GPCOG carries out a wide variety of planning programs that include access to technical assistance with land use planning services, community and economic development services, transportation planning services, regional and local mapping services and aerial photos, and a joint purchasing program. The agency was chartered by the Maine Legislature in the 1950's, and has served the Greater Portland region ever since.

Among its many activities, GPCOG has worked with and helped to found and support other regional agencies described in this section. GPCOG provides staff level support the Regional Transportation Advisory Committee (RTAC), has worked with the Rte. 302 and You Committee, has helped to found and has worked with the Lake Region Development Council (LRDC), and was instrumental in founding and currently staffs the Southern Maine Economic Development District (SMEDD). GPCOG coordinates regional cooperative purchasing programs for communities and school districts in Cumberland County. Purchasing programs include gasoline and fuel oil, heating fuel, tires, office supplies, road salt and liquid calcium chloride for winter roads, road paving services, road stripping, aerial photography and mapping services. GPCOG

has often served as a forum for municipal officials to gather and discuss regional issues of common interest and concern.

Maine Municipal Association: This is a statewide organization representing municipalities throughout the State of Maine. It represents municipalities in the state legislature and serves as their liaison. The Town of Casco uses a variety of services provided by MMA to member towns including specialized training programs, information services, and legal resources. In addition to these services, the Town of Casco is a member of the Statewide insurance pool for health insurance and property and liability insurance.

Economic Development

Lake Region Development Council (LRDC): This private non-profit economic development organization serves Bridgton, Casco, Harrison, Naples, Raymond and Windham. Currently, according to its February 2003 Business Report, the LRDC offers a revolving Micro-Loan Program to assist local businesses with access to capital, facilitates discussions about regional approaches to increasing local tax revenue, lessening commuting time, and diversifying the Lake Region's economic base, monitors new investment in the region's roadway system with the Rte. 302 & You Committee, and provides direct business assistance and advocacy to entrepreneurs and business owners, among other activities.

Southern Maine Economic Development District (SMEDD): GPCOG and the Southern Maine Regional Planning Commission have joined together to form the Southern Maine Economic Development District, which provides regional economic development coordination and planning services to 53 towns in Cumberland and York Counties. SMEDD has been designated an economic development district by the Economic Development Administration (EDA) of the U.S. Department of Commerce since 1994. SMEDD's principal activities include administering a Defense Revolving Loan Fund, regional economic development planning and coordination, regional liaison to Maine & Co. and to the Maine Department of Economic and Community Development (DECD), and assisting member communities with grant applications to EDA. Currently, SMEDD and LRDC are jointly sponsoring an application for funding to create a regional Business Resource Information Center, similar to the City of Portland Economic Development Resource Center, but located in South Casco at the new offices of LRDC.

Public Safety

- Mutual aid agreements with neighboring towns.
- Naples Dispatch Center

Maine State Police: The Maine State Police Troop B serves Casco and all of Cumberland, York and Oxford Counties from their headquarters in Gray.

Cumberland County Sheriff's Office: The Sheriff's Office patrols 13 rural communities in Cumberland County including Casco. The Patrol Division consists of 1 Captain, 2 Lieutenant, 4 Sergeants, 27 patrol deputies and 1 Complaint Officer. The department also has a reserve force of 11 deputies. Within the Patrol Division, deputies are assigned to special units including Emergency Services Unit (ESU), Marine Patrol, K-9, Dive Team, and Bike Patrol. A boat is also utilized by the Patrol Division on an as needed basis for patrol on the many lakes in the County and coastal islands. The boat is also used by the Dive Team during searches for possible drowning victims.

Solid Waste Disposal

- Casco-Naples Transfer Station
- Bulky Waste Transfer Station

Regional Waste Systems (RWS): This non-profit solid waste management corporation serves 27 cities and towns in Cumberland, Oxford, and York counties in Maine, including Casco. It and is owned and controlled by 21 member municipalities, including Casco. It is governed by a 28-member board, on which Casco is represented. Solid waste that is transported to RWS's waste-to-energy facility located off outer Congress Street in Portland is incinerated to create electricity, which then is sold to Duke Energy Trading and Marketing.

RWS also has an extensive recycling program, with more than 100 recycling containers in more than 60 locations. RWS has recycling containers in Casco at the Casco-Naples Transfer Station that accept mixed paper, old mail, newspapers, magazines, phone books, catalogs and paper bags, paperboard, glass, cans, aluminum and plastic.

Transportation

Regional Transportation Advisory Committee, Region 6 (RTAC 6): Maine's Sensible Transportation Policy Act, which was adopted by citizen referendum in 1991, created seven citizens' Regional Transportation Advisory Committees around the state to advise MDOT on future transportation system policy issues and transportation system improvement priorities. The RTAC 6 Region includes Cumberland, York and southern Oxford Counties, outside of the Metropolitan Planning Organizations (MPOs) known as PACTS (greater Portland, see below) and KACTS (Kittery and surrounding towns).

Route 302 & You Committee: This committee includes members from Bridgton, Casco, Harrison, Naples, Raymond and Windham. It receives staff support from the Lake Region Development Council (LRDC). The Committee was formed in the late 1990s to evaluate and make unified recommendations for the Lake Region section of the Rte. 302 corridor in order to have greater influence with MDOT on future improvements to the highway corridor. Since their inception, the Committee has succeeded in influencing MDOT to include three of its recommended improvements into the MDOT Biennial Transportation Improvement Program (BTIP) and to conduct a study of transportation and land use in the Rte. 302 corridor.

Portland Area Comprehensive Transportation Study (PACTS): This organization is also known as the Metropolitan Planning Organization, or MPO, for the Portland metropolitan area. The communities served by this area included Cape Elizabeth, Falmouth, Gorham, Portland, Scarborough, South Portland and Westbrook, Biddeford, Saco, Old Orchard Beach, Cumberland, Freeport, North Yarmouth, Yarmouth, and Windham. The PACTS communities are engaged in a regional planning process that includes an objective of preserving capacity on major arterials, including Rte. 302. The regional plan in progress, called "Destination Tomorrow", will use a variety of coordinated land use and transportation strategies to achieve this objective. The area served by this plan will abut the area encompassed by the MDOT and Rte. 302 & You Committee Corridor Study.

Education

- Maine School Administrative District #61

Historic and Archaeological Resources

- Raymond-Casco Historical Society

Water Quality

- Watershed Management Plans on shared lakes, notably Thompson Lake, Thomas Pond and Crescent Lake.

Lakes Environmental Association (LEA): This private non-profit organization has worked to protect and promote healthy lakes in the Lake Region since 1970. It has a membership base of 1100 families and businesses. Founded in Naples, LEA serves the towns of Bridgton, Denmark, Harrison, Naples, Sweden, and Waterford as well as Sebago Lake. It performs comprehensive water quality monitoring on 38 lakes, provides technical assistance to shoreline landowners in preventing and correcting erosion and sedimentation, and to towns as they review construction projects, enforce shoreline regulations, create ordinances and plan for future development. They also provide watershed education programs for MSAD #61 and other area schools, and educational newsletters and brochures. LEA also owns and manages the 400-acre Holt Pond Nature Preserve in Bridgton and Naples.

Southern Maine Lakes Alliance: The Southern Maine Lakes Alliance is an ad hoc alliance of lake associations and state agencies serving lakes in Maine south of Lewiston. The primary purpose of the group is to share information about lake issues, projects and organizational development. Among the issues this group is working on is invasive aquatic plant species. As of April 2002, the Southern Maine Lakes Alliance could provide a two-hour training program to educate courtesy inspectors to identify invasive plants and educate boaters.

Portland Water District (PWD): The Portland Water District is a “quasi-municipality” that provides public water and wastewater services to 11 greater Portland communities. It draws water from Sebago Lake and to a much lesser degree from several wells to serve these communities. It also partners with several of these communities to provide wastewater services. The Portland Water District serves over 190,000 people.

Open Space, Natural and Scenic Resources

Loon Echo Land Trust, based in Bridgton, Maine, serves the towns of Raymond, Casco, Naples, Harrison, Sebago, Bridgton and Denmark. In these seven towns on the north side of Sebago Lake, Loon Echo has protected 1161 acres of land, including 8 conservation easements totaling 512 acres and two preserves totaling 679 acres.

Discussion

1. Economic Development – this is one topic that can only be addressed regionally. Placement of businesses, types of businesses (those offering a living wage and having a light environmental footprint) and communications infrastructure are all regional concerns. LRDC is in place to address regional economic issues. SMEDD offers additional tools and programs for economic development planning and implementation. Local business development plans and zoning need to allow for regional economic development while respecting local needs and preferences.

2. Public Safety Services – sharing of fire, rescue, emergency management, dispatch and police services with neighboring towns is an ongoing part of monthly Town Manager meetings and Casco’s Public Safety Committee meetings. Recent area meetings have started to address the concept of sharing resources regionally to patrol and police water use issues, including issues of invasive plants, boating safety, and proper use of personal water craft. Regional approaches to improving public safety services are actively being discussed by towns in the Lake Region and these discussions also include Cumberland County officials. Currently, in addition to the present interlocal sharing of dispatch services from the Naples fire station, there is discussion of possibly expanding the number of communities served.
3. Transportation– must be linked with land use, not only at a town level but regionally as well. The locations of new local and regional roads are a strong factor in determining where development takes place and how it impacts the character and resources of the community. For Casco, this dynamic is especially evident in the heavy traffic and sometimes confusing or dangerous access on Rte. 302, but it may also become more evident as a regional force on Rtes.11, 121, and 85. Local roads are increasingly part of a regional network that carries regional traffic to and from regional destinations and major arterials. Meanwhile, local governments do not coordinate road maintenance programs or have agreements on the level of service these roads should provide.

Route 302 – there are conflicting goals for this major state arterial road. What the Department of Transportation wants for Route 302 sometimes conflicts with local goals and values. Continuing work with the MDOT, RTAC and the 302 & You Committee is the best method for addressing local concerns. It was the work of the Rte. 302 and You Committee that persuaded MDOT to fund and carry out the current Rte. 302 corridor study (now on hold) that is supposed to examine both land use and transportation needs in the Rte. 302 corridor from Bridgton through Windham. Though it is not yet clear what the study will recommend, it will have consequences for whatever improvements will be planned for Rte. 302. To ensure that Casco’s needs are addressed during and after the study, it is important for the comprehensive plan’s policies and future land use plan to be included in the process as soon as possible.

4. Schools – SAD 61. The four towns of Sebago, Bridgton, Naples and Casco work together now as part of a school administrative district. While this already represents a significant level of regional coordination, the State’s current thinking, as it wrestles with an impending \$1.2 billion budget shortfall for the coming biennium, includes the possibility that towns and School Administration Districts may have their future level of State funding assistance tied to their level of regional coordination in the delivery of educational services, with higher funding cuts being applied to communities or even SADs that do less regional coordination. It is too early to know whether this policy will be implemented, how it might affect the school funding assistance formula used by the State, or how it might apply to towns already participating in a School Administrative District. However, this evolving situation needs to be monitored, at a minimum. Increased financial incentives may be offered in the future to increase regional coordination on education.
5. Groundwater Quality – Everyone lives in a watershed and most of us get our drinking water from groundwater. What we put on or into the ground can affect the drinking water of our neighbors and ourselves. This is particularly true over sand and gravel aquifers. Casco and Naples share a large sand and gravel aquifer that follows the course of the Crooked River and

extends into each town on either side. Casco has an aquifer protection overlay district that serves to protect the Casco side of the aquifer. Though Naples' 1991 Comprehensive Plan called for special regulations to protect this aquifer, and an attempt was made in the early 1990's to implement protections, no aquifer protection ordinance exists. This means that Casco's part of the shared aquifer, in those portions near the town line, could be vulnerable to groundwater impacts from future development in Naples in those portions of the shared aquifer near the town line. Naples is currently (2003) updating its Comprehensive Plan, and will most likely address aquifer protection.

6. Surface Water Quality - we also share watershed responsibilities for our lakes, rivers and ponds with area towns. Since all our rivers and streams flow to lakes, water quality in rivers and streams is also a lake water quality issue. Casco is part of many different lake watersheds. Casco shares most of these watersheds, and some water bodies, with other towns. The largest of these is the Casco Bay watershed, of which the Sebago Lake watershed is the upper part. Within the Sebago Lake watershed, Casco shares several smaller watersheds with neighboring towns, including the watersheds of Thomas Pond, Crescent Lake, Panther Pond, Pleasant Lake and Thompson Lake.

The water quality and overall environmental health of Sebago Lake are of prime importance to both the Lake Region and the greater Portland area.

For the Lake Region, Sebago Lake is one of the prime scenic and recreational resources. Its availability as a recreational resource accounts for a major portion of recreation-related business income in the region. It is also a major recreational resource for area residents. The strength of the region's and Casco's market for lodgings, boat rentals and related businesses depends on excellent water quality's continuing support of excellent swimming, boating and fishing.

For the greater Portland area, Sebago Lake is the principal public water supply. The Portland Water District provides drinking and industrial process water for residents and businesses in nearly all or portions of the cities of Portland, South Portland, and Westbrook, and in Scarborough, Cape Elizabeth, Gorham, Standish, Windham, Falmouth, and Cumberland. The service area of the Portland Water District is edging closer to Casco as development moves outward from Windham along Rte. 302. The Town of Raymond has now completed an extension of a water main north from Windham along Rte. 302 into Raymond.

Sebago Lake's continued good water quality depends on the vigilance of communities within the Sebago Lake watershed in limiting non-point source pollution, and particularly, limiting the export of phosphorus from the watershed to the lake. In addition to Casco, the Sebago Lake watershed contains all or portions of Windham, Standish, Sebago, Naples, Frye Island and Raymond on the lakefront and, in addition, Baldwin, Bridgton, Harrison, Otisfield, Waterford, Denmark, Sweden, Hiram, Waterford, Sweden, Norway, Greenwood, Albany Township, Bethel, and Stoneham.

The problem of invasive aquatic plants is really a local, regional, state and national issue. The DEP, LEA, PWD and area lake associations all have a role. For anyone who remains unaware of it, imported invasive aquatic plants such as milfoil, have spread prolifically in nearly all other states from lake to lake, adversely affecting fisheries, the lake ecosystems that support them, and water quality wherever it spreads. When boats or boat trailers are

immersed in a lake with milfoil infestation, floating fragments of the plant adhere to them. Without intending to, people that boat or fish can easily spread these adhered fragments to other lakes, where they will serve to start other fast-growing and very damaging local populations of milfoil. Once the milfoil is established it cannot be gotten rid of. This is a regional issue for all lakes, including Sebago Lake.

Prevention is key. To that end, the Portland Water District is engaged in an intensive public education program that includes the schools as well as the general public. The Town of Raymond, meanwhile, has been taking its own actions. In the summer of 2002, the Town and the DEP hired two rangers who, in addition to inspecting and educating, initiated an aquatic plant survey. The rangers' duties include inspecting boats and trailers at the Crescent Beach launch site, and at other lakes, educating boaters about the Milfoil/Invasive Aquatic Species threat, and monitoring the lakes for plant colonies.

7. Rural Character – preserving the best of this region's rural character begins at the local level, but could benefit from a coordinated approach. Forests, farms and farmland, open space, greenbelts and wildlife corridors all have a regional component, either in terms of resource protection or economic stability. The Open Space Committee can work with neighboring towns and the Loon Echo Land Trust as it develops its plan.
8. Land Use – we don't really want a quiet rural or residential area in one town abutting a heavy industrial zone in the next town. While this is not currently a problem, without dialogue between Casco and neighboring comprehensive planners, the possibility of conflicts between future land use plans will not be reduced. Currently, Naples does not have zoning adjacent to Casco, other than shoreland zoning, that limits the types of uses permissible. Raymond, Bridgton, Naples and Otisfield are all working on Comprehensive Plans.

TOPIC	GOALS AND POLICIES	STRATEGIES	WHO	START DATE	END DATE	ONGOING?
Regional Coordination	Town Goal:					
	To make more effective decisions by coordinating plans and activities with area towns and organizations.					
	Policies:					
	1. Work with neighboring towns to protect our shared natural resources.	A. Develop a plan with Naples to protect the Songo and Crooked Rivers and the Crooked River aquifer.	BOS		Dec-05	
		B. Sponsor an annual meeting of lake conservation groups with neighboring towns.	BOS		Dec-03	
		C. Develop a plan with Raymond, Otisfield, Poland and Oxford for joint protection of shared watersheds.	BOS		Dec-05	
		D. Meet at least annually with Portland Water District to discuss issues regarding Sebago Lake water quality.	BOS	SD	Mar-04	ongoing
		E. Continue to work with Portland Water District, Volunteer Lake Monitoring Program, Cumberland County Soil & Water Conservation District, Lakes Environmental Association, (the Southern Maine Lakes Association) and the Department of Environmental Protection on local and area water quality issues.	BOS			ongoing
		F. Hold a local forum in conjunction with neighboring towns for woodlot owners to discuss their issues and to present them with ideas for using their resource for economic gain.	CC		Oct-06	
		G. Hold a local farming forum in conjunction with neighboring towns and local and state agencies.	CC		Mar-05	

TOPIC	GOALS AND POLICIES	STRATEGIES	WHO	START DATE	END DATE	ONGOING?
	2. Work with neighboring towns to preserve habitat and open space and coordinate open space linkages, such as trail systems and public access points.	A. Coordinate the work of the Conservation Committee and Open Space Committee with that of neighboring towns.	BOS	SD	Dec-03	ongoing
		B. Use regional "Beginning With Habitat" data and maps to help set coordinated priorities for habitat protection and to help integrate habitat protection and open space protection.	OSC		Sep-04	
		C. Consider coordinating local open space plans with the Cumberland County Regional Trails Plan and/or other plans already adopted and with existing trail and public access point networks.	BOS		Apr-04	
		D. Work with any regional 302 corridor committee and MDOT to help plan for trail system linkages via future bike lanes or pedestrian paths that could enhance regional or local open space linkages.	BOS	SD	Apr-04	ongoing
	3. Continue to coordinate with regional economic development efforts.	A. Continue to fund regional economic development efforts such as the Lake Region Development Council.	BOS			ongoing
		B. Pursue regional business park opportunities with area towns.	BOS	SD	Sep-03	ongoing
		C. Consider regional economic development, coordinated land use and transportation needs, as well as local values and community character, when reviewing Casco's ordinance for appropriate commercial and industrial uses.	PB		Apr-05	
	4. Encourage a regional approach to solid waste handling and public safety issues.	A. Meet semi-annually with Raymond and Naples officials to discuss the possibilities of shared services, such as: shared fire department services; shared public safety administrator; shared police services; shared rescue services; and shared dispatch services.	BOS	SD	Nov-03	ongoing

TOPIC	GOALS AND POLICIES	STRATEGIES	WHO	START DATE	END DATE	ONGOING?
		B. Make a written report of findings and recommendations regarding shared public safety services.	BOS		Jun-06	
		C. Continue active participation in area and county meetings of fire, rescue and emergency management personnel.	BOS			ongoing
		D. Continue to sponsor the annual Household Hazardous Waste Collection day and investigate the possibility of additional hours or days.	BOS			ongoing
		E. Develop a plan for handling special wastes in keeping with current state law.	CNTSC		Sep-05	
		F. Continue participation in the Casco Naples Transfer Station and Lake Region Bulky Waste Facility.	BOS			ongoing
		G. Explore participation of additional towns with CNTSC and LRBWF.	BOS		Apr-04	
	5. Work regionally on Route 302 issues.	A. Continue our involvement with the Route 302 & You Committee.	BOS			ongoing
		B. Continue to actively participate in the MDOT's 302 Corridor Study.	BOS			ongoing
		C. When developing a 302 Master Plan, consider the needs and constraints of DOT and neighboring towns.	BOS		Dec-06	
	6. Pursue cost-effective regional coordination on municipal road improvements.	A. Work with Town Managers and Road Commissioners in neighboring towns to explore possibilities for more effective coordination of local road services.	BOS		Jul-04	
		B. Where feasible and cost-effective, apply jointly with other towns for inter-local project funding under the Rural Roads Initiative.	BOS		Jul-04	
		C. Explore options for jointly sharing the services of a road commissioner with neighboring towns.	BOS	SD	Jul-04	ongoing

TOPIC	GOALS AND POLICIES	STRATEGIES	WHO	START DATE	END DATE	ONGOING?
	7. Work with MDOT and other towns to preserve capacity and safety on arterial highways and local roads.	A. Continue to work with MDOT to help implement the MDOT access management rules.	PB/CEO			ongoing
		B. Amend Casco's zoning, site plan and subdivision ordinances to provide incentives for shared access to high traffic volume business and residential developments, and encourage neighboring towns to do the same.	PB		Jun-05	
	8. Encourage a regional approach to land use policies.	A. Coordinate with neighboring town boards/committees on compatible land use plans, policies and standards along shared boundaries.	BOS	SD	Dec-03	ongoing
	9. Foster closer cooperation with SAD 61 and its towns.	A. Meet with State legislators twice yearly and urge them to pass tax reform that will rely less overall on local property taxes.	BOS	SD	Jul-03	ongoing
		B. Lobby State legislators to more fully fund the State's share of education and education-related mandates.	BOS	SD	Jul-03	ongoing
		C. Lobby US congressmen and senators to fund education mandates at the promised 40% level.	BOS	SD	Jul-03	ongoing
		D. Advocate for student field and classroom work that explores or works on local and regional topics, such as: Environmental issues; Local History; Civics – local and state government; Public Safety.	BOS	SD	Sep-03	ongoing
		E. Advocate with SAD 61 officials for making community service a mandatory graduation requirement.	BOS	SD	Sep-03	ongoing
		F. Investigate the possibility of hiring a financial analyst shared by the SAD 61 towns and reporting directly to the Boards of Selectmen to work with school officials on the school district's financial plans, budgets and reports.	BOS		Nov-06	

Part IV
Appendix

Survey Results 2001
Casco: Resident and Property Owners
734 Respondents

1) How long have you lived in Casco?

	Count	Percent
Over ten years	430	60.9%
Five to ten years	111	15.7%
Less than five years	165	23.4%
Total	706	100.0%

2) Are you a...?

	Count	Percent
Year-round resident	475	64.7%
Seasonal resident	164	22.3%
Property owner (non-resident)	94	12.8%
Renter	1	0.1%
Total	734	100.0%

3) Where in Casco is your Property?

	Count	Percent
South Casco	238	32.6%
Other	179	24.6%
Casco Village area	123	16.9%
Quaker Ridge	71	9.7%
Webb's Mills area	65	8.9%
Pike's Corner area	30	4.1%
Cook's Mills area	23	3.2%
Total	729	100.0%

4) Casco year round residents only: Please indicate the number of persons in your household in each age group

	Count	Percent
Persons under 18	268	22.1%
Persons 19 to 25	64	5.3%
Persons 26 to 40	245	20.2%
Persons 41 to 60	397	32.7%
Persons over 60	239	19.7%
Total people represented in responding households	1,213	100.0%

5) Casco year round residents only: Please indicate the household members who work in each of the following communities

	Count	Percent
Other	223	22.4%
Portland Area	184	18.5%
Casco	167	16.8%
Retired	159	16.0%
Windham	83	8.3%
Raymond	63	6.3%
Naples	49	4.9%
Bridgton	34	3.4%
Lewiston/Auburn	33	3.3%
<hr/>		
Number of Workers	995	100.0%

6) Casco year round residents only: Where do you do most of your household shopping?

	Count	Percent
Windham	423	67.0%
Naples	42	6.7%
Oxford/Norway/So. Paris	42	6.7%
Portland Area	37	5.9%
Raymond	35	5.5%
Lewiston/Auburn	26	4.1%
Bridgton	8	1.3%
Casco	8	1.3%
North Conway	6	1.0%
Internet	2	0.3%
Waterboro	1	0.2%
BNAS Commissary	1	0.2%
<hr/>		
Total	631	100%

7) What are the most desirable qualities about living or owning property in Casco? Check all that apply.

	Count	Percent
Natural environment	532	72.5%
Peace and quiet	530	72.2%
Rural character	470	64.0%
Recreational opportunities	302	41.1%
People	270	36.8%
Taxes	124	16.9%
Town services	91	12.4%
Housing	73	9.9%
Schools	55	7.5%
Jobs	21	2.9%
<hr/>		
Percentages based on total respondents	734	

Percentages add up to more than 100% because respondents could choose more than one answer

**8) Rank the following Town Goals from 1 to 8.
(1 =most important, 8 = least important)**

Goal	Rank
Protect natural resources	2.4
Preserve rural character	2.8
Improve tax base/Reduce taxes	3.8
Provide quality town services	3.9
Improve/Expand educational opportunities	4.6
Identify and preserve historical and archaeological sites	5.1
Increase recreational opportunities	5.6
Encourage economic development	5.7

**9) By what means should the Town achieve these goals?
Check all that apply.**

	Count/Percent			
	Tax Revenue	Zoning	Education/ Info	Volunteer Efforts
Protect natural resources	150/22%	441/66%	394/59%	350/52%
Preserve rural character	80/12%	492/74%	291/44%	214/32%
Provide quality town services	472/71%	39/6%	169/30%	202/30%
Improve/Expand educational opportunities	341/51%	25/4%	339/51%	252/38%
Identify and preserve historical and archaeological sites	85/13%	184/28%	351/53%	439/66%
Increase recreational opportunities	173/26%	106/16%	192/29%	385/58%
Encourage economic development	107/16%	254/38%	250/37%	81/12%

**10) Which if any of the following natural resources in
Casco should the Town take steps to protect over the
next five to ten years? Rank those that apply, starting
with 1 (most important).**

	Rank
Lakes and ponds	1.8
Groundwater resources	2.8
Rivers, streams and wetlands	2.9
Aquifers	3.6
Forested areas	3.9
Special animal and plant habitats	4.9
Forested hilltops and ridges	5.2
View sites (places from which a view is seen)	5.8

**11) Which if any of the following aspects of Casco's
rural character should the Town take to preserve over
the next five to ten years? Rank those that apply,
starting with 1 (most important).**

	Rank
Forested lands	2.3
Village centers	2.8
Open fields	3.1
Cemeteries	3.4

Old farms, houses and barns	3.6
Stone walls	3.8
Old cellar holes	6.2

13) Rate the following Town services, facilities, and responsibilities (% of Total Respondents)

Service	Very Good	Good	Needs Improving	Don't Know
Transfer Station/Bulky Waste	56.6%	31.8%	5.1%	6.5%
Library	35.1%	39.7%	5.1%	20.1%
Rescue	30.9%	41.2%	6.9%	21.0%
Fire protection	23.2%	48.8%	5.7%	22.3%
Town government	21.8%	54.3%	9.9%	14.1%
Snow plowing and sanding	21.6%	48.5%	19.0%	10.9%
Municipal buildings	14.1%	66.1%	10.1%	9.7%
Schools	12.8%	36.9%	16.8%	33.5%
Casco Reporter	12.7%	43.6%	10.8%	32.8%
Police	11.6%	40.3%	19.6%	28.5%
Road maintenance	10.8%	50.8%	33.4%	5.0%
Town recreational facilities	9.2%	45.7%	20.7%	24.4%
Animal Control	8.8%	39.8%	16.8%	34.6%
Enforcement of ordinances	7.7%	42.7%	22.4%	27.1%
Tax assessment	7.2%	59.1%	21.5%	12.1%
Street lighting	6.9%	49.5%	24.2%	19.4%
Senior citizens services	5.8%	23.2%	8.5%	62.4%
Channel 3	5.3%	29.6%	15.0%	50.0%
Health services	4.7%	24.5%	9.9%	60.9%
Welfare	2.1%	16.7%	6.3%	74.9%

14) How informed do you feel about Town matters?

	Count	Percent
Well informed	57	8.2%
Adequately informed	380	54.6%
Not well informed	259	37.2%
Total	696	100%

15) Which if any of the following additional recreational facilities and/or programs should the Town spend tax revenue on in the next five years?

Program/Facility	Needed	Desirable	Unnecessary
Teen/Youth programs	46.0%	42.6%	11.4%
Town beaches	32.7%	50.0%	17.3%
Senior programs	28.2%	56.3%	15.5%
Bicycle paths	27.2%	45.9%	26.8%
Public parks/Picnic areas	26.0%	49.1%	24.9%
Playgrounds	23.5%	51.5%	25.0%
Boat launching sites	23.0%	43.0%	34.0%
Indoor recreational facilities	20.2%	43.5%	36.3%
Indoor swimming facilities	19.0%	29.7%	51.3%
Hiking trails	19.0%	51.4%	29.5%
Athletic fields	18.4%	53.1%	28.5%
Outdoor skating area	17.8%	45.0%	37.3%
Cross country ski trails	16.9%	48.3%	34.7%
Nature study areas	16.8%	52.9%	30.4%
Adult programs	15.1%	52.4%	32.5%
Snowmobile trails	12.6%	39.4%	48.0%
Community meeting facilities	11.3%	47.0%	41.7%
Skateboard area	9.5%	35.6%	54.9%
Horseback riding trails	9.1%	41.4%	49.5%
ATV trails	8.6%	22.6%	68.8%
Dirt bike trails	6.0%	22.1%	71.9%
Tennis courts	5.3%	39.2%	55.5%

16) We recognize that commercial development will continue to occur in Casco. Do you favor...?

	Count	Percent
Slow Growth	423	59.7%
Moderate Growth	265	37.4%
Rapid Growth	12	1.7%
Other	9	1.3%
Total	709	100.0%

17) What should the Town policy be toward the following kinds of commercial development?

Type of Commercial Development	Promote	Permit	Discourage
Bed & Breakfasts	43.6%	51.6%	4.8%
Eating Establishments	28.8%	60.4%	10.7%
Residential Care Facilities	27.7%	62.8%	9.5%
Professional Offices	27.1%	57.5%	15.3%
Individual Retail Stores	22.2%	55.3%	22.5%
Campgrounds	20.6%	50.5%	28.8%
Light Manufacturing	17.9%	53.7%	28.5%
Commercial Recreational Facilities	14.5%	43.0%	42.5%
Service Stores	13.1%	55.1%	31.8%
Motels	12.8%	52.3%	34.9%
Industrial Park	12.5%	20.0%	67.4%
Resort Hotel Complex	11.4%	23.3%	65.3%
Shopping Centers	9.2%	18.2%	72.6%
Large Scale Commercial Enterprises	5.5%	14.4%	80.1%

18) We recognize that residential development will continue in Casco. Do you favor...?

	Count	Percent
Slow growth	428	60.2%
Moderate growth	273	38.4%
Rapid growth	7	1.0%
Other	3	0.4%
Total	711	100.0%

19) Where do you think residential development should occur?

	Count	Percent
Anywhere	151	22.6%
Nowhere	69	10.3%
Secondary roads	278	41.6%
State highways	147	22.0%
Undeveloped road frontage	78	11.7%
Village areas	121	18.1%
Other	28	4.2%
Total	668	100.0%

20) What should the Town policy be toward the following kinds of residential development?

Type of Residential Development	Promote	Permit	Discourage
Single Family Housing	51.5%	47.1%	1.4%
Housing for Elderly	36.9%	58.8%	4.3%
Elder Care Facilities	31.9%	61.9%	6.2%
Small Lot Development w/ Open Space	22.5%	48.5%	29.0%
Low Income Housing	10.5%	35.0%	54.5%
Duplex Housing	7.2%	54.5%	38.3%
Condominium Development	6.8%	27.9%	65.4%
Subdivisions	6.1%	39.6%	54.3%
Multi-Unit Rental Housing	3.7%	20.5%	75.9%
Mobile Home Park	2.0%	15.3%	82.7%

Survey Analysis

Characteristics of Respondents

The Town of Casco received 734 responses to their Resident and Property Owner Survey, administered during the summer of 2001. Surveys were sent to both residents and non-resident property owners.

Of the 734 respondents, 475 surveys, or 65% of the respondents, were from year round households. Using 2000 Census data, the surveys accounts for 36% of the 1,327 year round households in the Town of Casco. This response rate exceeds the expected 20% response rate that is generally expected from mail-out surveys.

Seasonal residents returned 164 surveys representing 22% of the total responses. Non-resident property owners accounted for 13% of the returns.

Since each of the residential surveys represents a household, the surveys reflected information from a total of 1,213 people. Just under 22% of the population represented by the surveys was children under 18. Persons over 60 represented another 20% of the surveyed population. The largest percentage of people represented by the surveys fell into the age group of 41 to 60. This age group, which contains the bulk of the “baby boomers”, represents 33% of the population.

Just over 33% of the surveys came from residents of South Casco. Another 17% of the surveys came from residents of the Casco Village Area. The Cook’s Mills Area, Pike’s Corner Area, Quaker Ridge Area, and Webb’s Mills Area each accounted for less than 10% of the returned surveys.

Nearly 19% of the workers represented by the surveys traveled to the Portland area for their jobs. Almost as many workers stay in Casco for their jobs – 17%. Retired workers comprised 16% of the respondent workforce.

Windham was the clearly the shopping center for Casco survey respondents. Of all respondents, 67% chose Windham as their primary shopping center. Naples was next most frequently cited shopping area, but only 7% of the respondents shop primarily in Naples.

Town Qualities and Goals

An overwhelming majority of the respondents stated that the natural environment and peace & quiet were the most desirable qualities about living in Casco. These two qualities were selected as most desirable by over 70% of the respondents to the survey. Rural character was the next most frequently cited quality with 64% of the respondents. All other qualities were selected as most desirable by less than 50% of all the respondents.

What are the most desirable qualities about living or owning property in Casco? (Check all that apply)

	Count	Percent
Natural Environment	532	72.5%
Peace & Quiet	530	72.2%
Rural Character	470	64.0%
Recreational Opportunities	302	41.1%
People	270	36.8%
Taxes	124	16.9%
Town Services	91	12.4%
Housing	73	9.9%
Schools	55	7.5%
Jobs	21	2.9%
Total Respondents	734	100.0%

Survey respondents were also asked to rank Town goals on a scale of 1 to 8 where “1” represented the most important goals. When all the responses were compiled using a weighted average, “protecting natural resources” received the highest ranking. Preserving rural character was a close second. Improving the tax base/reducing taxes was the next highest score. While improving the taxes ranked high, encouraging economic development ranked the lowest of any of the goals.

Ranking of Town Goals from 1 to 8 -- with 1 being the highest ranking goal

Goal	Rank
Protect Natural Resources	2.4
Preserve Rural Character	2.8
Improve Tax Base/Reduce Taxes	3.8
Provide Quality Town Services	3.9
Improve/Expand Educational Opportunities	4.6
Identify and Preserve Historical & Archaeological Sites	5.1
Increase Recreational Opportunities	5.6
Encourage Economic Development	5.7

When asked how the Town should protect natural resources, 66% of the respondents chose zoning as an appropriate means. Since respondents could select more than one means to protect natural resources, it should be noted that 59% of the respondents felt that educational efforts would also help. Volunteer efforts also received high rankings as a tool for protecting natural resources.

Zoning was the clear winner as an effective Town tool for preserving rural character (74% of respondents). Educational info and volunteer efforts were thought to be less effective in preserving the rural character.

The majority of respondents were not all that enthusiastic about spending Town revenues to achieve Town goals. The only exception to that opinion was in providing quality Town services. Just over 70% of the respondents acknowledged that Town revenues would have to be spent to ensure quality services.

Defining Town Natural Resources and Rural Characteristics

Survey Respondents were asked to rank specific natural resources that the Town should protect. Respondents ranked natural resources on a 1 to 8 scale with “1” being the most important natural resource. Lakes and ponds received a weighted average rank of 1.8, the highest-ranking natural resource for the respondents. Views were ranked the least important of the natural resources.

Rank Which Natural Resources the Town Should Protect on a 1 to 8 scale with “1” being most important

Lakes and Ponds	1.8
Groundwater Resources	2.8
Rivers Streams Wetlands	2.9
Aquifers	3.6
Forested Areas	3.9
Special Animal & Plant	4.9
Forested Hilltops and Ridges	5.2
View Sites	5.8

Rural characteristics were also ranked by the respondents on a 1 to 7 scale with 1 being the highest rank. Forested lands received the highest ranking with a score of 2.3.

Rank Which Rural Characteristics the Town should Preserve on a 1 to 7 scale with “1” being the most important

Forested Lands	2.3
Village Centers	2.8
Open Fields	3.1
Cemeteries	3.4
Old Farms, Houses, Barns	3.6
Stonewalls	3.8
Old Cellar Holes	6.2

Town Services

The transfer station received the highest marks from survey respondents when asked to rates individual services. Just over 88% of the respondents rated the transfer station as either “very good” or “good”. The Town library, Fire and Rescue, Town government, snow plowing, and municipal buildings were all ranked “very good” or “good” by more than 70% of the respondents.

Road maintenance received the highest percentage of respondents rating the service in need of improvement (33.4% of respondents).

Four Town services were not well known by the majority of the survey respondents. Senior citizen services, Channel 3, health services and welfare had 50% or more of the respondents selecting “don’t know” as a rating.

Rating of Town Services (% of Total Respondents)

Service	Very Good	Good	Needs Improving	Don't Know
Transfer Station/Bulky Waste	56.6	31.8	5.1	6.5
Library	35.1	39.7	5.1	20.1
Rescue	30.9	41.2	6.9	21.0
Fire Protection	23.2	48.8	5.7	22.3
Town Government	21.8	54.3	9.9	14.1
Snow Plowing and Sanding	21.6	48.5	19.0	10.9
Municipal Buildings	14.1	66.1	10.1	9.7
Schools	12.8	36.9	16.8	33.5
Casco Reporter	12.7	43.6	10.8	32.8
Police	11.6	40.3	19.6	28.5
Road Maintenance	10.8	50.8	33.4	5.0
Town Recreational Facilities	9.2	45.7	20.7	24.4
Animal Control	8.8	39.8	16.8	34.6
Enforcement Ordinances	7.7	42.7	22.4	27.1
Tax Assessment	7.2	59.1	21.5	12.1
Street Lighting	6.9	49.5	24.2	19.4
Senior Citizens Services	5.8	23.2	8.5	62.4
Channel 3	5.3	29.6	15.0	50.0
Health Services	4.7	24.5	9.9	60.9
Welfare	2.1	16.7	6.3	74.9

The following exhibit looks at the same information organized by which services need improvement

Rating of Town Services (% of Total Respondents)

Service	Very Good	Good	Needs Improving	Don't Know
Road Maintenance	10.8	50.8	33.4	5.0
Street Lighting	6.9	49.5	24.2	19.4
Enforcement Ordinances	7.7	42.7	22.4	27.1
Tax Assessment	7.2	59.1	21.5	12.1
Town Recreational Facilities	9.2	45.7	20.7	24.4
Police	11.6	40.3	19.6	28.5
Snow Plowing and Sanding	21.6	48.5	19.0	10.9
Animal Control	8.8	39.8	16.8	34.6
Schools	12.8	36.9	16.8	33.5
Channel 3	5.3	29.6	15.0	50.0
Casco Reporter	12.7	43.6	10.8	32.8
Municipal Buildings	14.1	66.1	10.1	9.7
Town Government	21.8	54.3	9.9	14.1
Health Services	4.7	24.5	9.9	60.9
Senior Citizens Services	5.8	23.2	8.5	62.4
Rescue	30.9	41.2	6.9	21.0
Welfare	2.1	16.7	6.3	74.9
Fire Protection	23.2	48.8	5.7	22.3
Transfer Station/Bulky Waste	56.6	31.8	5.1	6.5
Library	35.1	39.7	5.1	20.1

When respondents were asked about whether or not they felt that they were informed about town matters, only 8% of the respondents stated that they were well informed. However, another 55% said that they were adequately informed about Town matters.

Recreational Facilities and Programs

Teen and Youth programs were the most frequently cited as “needed” programs. Nearly 89% of the respondents said that such programs were either needed or desirable. In contrast, more than 50% of the respondents stated that the following programs were “unnecessary”: indoor swimming facilities, skateboard areas, ATV trails, dirt bike trails and tennis courts.

Which additional recreational facilities and/or programs should the Town spend tax revenues on in the next five years?

<u>Program/Facility</u>	<u>Needed</u>	<u>Desirable</u>	<u>Unnecessary</u>
Teen/Youth Programs	46.0	42.6	11.4
Town Beaches	32.7	50.0	17.3
Senior Programs	28.2	56.3	15.5
Bicycle Paths	27.2	45.9	26.8
Public Parks/Picnic Areas	26.0	49.1	24.9
Playgrounds	23.5	51.5	25.0
Boat Launching Sites	23.0	43.0	34.0
Indoor Recreational Facilities	20.2	43.5	36.3
Indoor Swimming Facilities	19.0	29.7	51.3
Hiking Trails	19.0	51.4	29.5
Athletic Fields	18.4	53.1	28.5
Outdoor Skating Area	17.8	45.0	37.3
Cross Country Ski Trails	16.9	48.3	34.7
Nature Study Areas	16.8	52.9	30.4
Adult Programs	15.1	52.4	32.5
Snowmobile Trails	12.6	39.4	48.0
Community Meeting Facilities	11.3	47.0	41.7
Skateboard Area	9.5	35.6	54.9
Horseback Riding Trails	9.1	41.4	49.5
ATV Trails	8.6	22.6	68.8
Dirt Bile Trails	6.0	22.1	71.9
Tennis Courts	5.3	39.2	55.5

Commercial Development

A majority (60%) of the survey respondents stated that commercial growth should occur at a slow rate. Another 37% felt that commercial development should grow at a moderate rate. Less than 2% of the respondents favored a rapid growth rate for commercial development.

As might be expected, the majority of respondents wanted small-scale commercial development. More than 65% of the respondents wanted to discourage Industrial parks, resort hotel complexes, shopping centers, and large-scale commercial enterprises.

Commercial Development Policy (% of all respondents)

Type of Commercial Development	Promote	Permit	Discourage
Bed & Breakfasts	43.6	51.6	4.8
Eating Establishments	28.8	60.4	10.7
Residential Care Facilities	27.7	62.8	9.5
Professional Offices	27.1	57.5	15.3
Individual Retail Stores	22.2	55.3	22.5
Campgrounds	20.6	50.5	28.8
Light Manufacturing	17.9	53.7	28.5
Commercial Recreational Facilities	14.5	43.0	42.5
Service Stores	13.1	55.1	31.8
Motels	12.8	52.3	34.9
Industrial Park	12.5	20.0	67.4
Resort Hotel Complex	11.4	23.3	65.3
Shopping Centers	9.2	18.2	72.6
Large Scale Commercial Enterprises	5.5	14.4	80.1

Residential Development

Just as in commercial development, a majority of the respondents favored a slow rate of growth for residential development. Interestingly, the percentage breakdown between desired residential and commercial growth rates were almost identical. Approximately 60% of the respondents favored a slow rate of growth for both residential and commercial development. Moderate residential growth was preferred by 38% of the respondents while 37% favored a moderate commercial growth rate.

The most frequently sited location for residential growth was along secondary roads.

Location of Residential Development

	Count	Percent
Anywhere	151	22.6%
Nowhere	69	10.3%
Secondary Roads	278	41.6%
State Highways	147	22.0%
Undeveloped Road Frontage	78	11.7%
Village Areas	121	18.1%
Other	28	4.2%
Total	668	100.0%

When asked what type of residential growth should be promoted, only single-family housing was selected by more than 50% of the respondents. A majority of respondents wanted to discourage mobile home parks, multi-unit rental housing, subdivisions, condominium developments and low-income housing.

Town Policy Toward Residential Growth

Type of Residential Development	Promote	Permit	Discourage
Single Family Housing	51.5	47.1	1.4
Housing for Elderly	36.9	58.8	4.3
Elder Care Facilities	31.9	61.9	6.2
Small Lot Development w/ Open Space	22.5	48.5	29.0
Low Income Housing	10.5	35.0	54.5
Duplex Housing	7.2	54.5	38.3
Condominium Development	6.8	27.9	65.4
Subdivisions	6.1	39.6	54.3
Multi-Unit Rental Housing	3.7	20.5	75.9
Mobile Home Park	2.0	15.3	82.7

Zoning Districts

Excerpted from Zoning Ordinance, Town of Casco, June 15, 2002

ARTICLE 4

ZONING DISTRICTS

4.1 ESTABLISHMENT OF DISTRICTS

The Town of Casco is hereby divided into the following districts:

1. Village (V)
2. Residential (R)
3. Commercial (C)
4. Streams and Wetlands Protection (SW)
5. Aquifer Protection Overlay (AP)
6. Manufactured Housing Park (MHP)
7. Resort Commercial Overlay (RC)

8. Shoreland District
 - a. Resource Protection (RP)
 - b. Limited Residential-Recreation (LRR)
 - c. Limited Commercial-Residential (LCR)
 - d. Stream Protection (SP)
 - e. Wetlands

9. Watershed (WS)

4.2 OFFICIAL ZONING MAP

4.2.1 The Official Zoning Map is hereby adopted as part of this Ordinance. It shall be located at the town office and shall be the final authority as to the current zoning status of the land and water areas, buildings, and other structures of the town.

4.2.2 If action of the Town Meeting amends districts or district boundaries, such change shall promptly be entered on the Official Zoning Map and certified on the map as follows: "on (date), by the action of the Town Meeting, the following changes were made on the Official Zoning Map: (brief description of the nature of changes)," which entry shall be signed by the Planning Board and attested by the Town Clerk.

4.2.3 In the event that the Official Zoning Map becomes damaged, destroyed, lost or difficult to interpret because of the nature or number of changes or additions, the Town Meeting may by resolution adopt a new Official Zoning Map which shall supercede the prior Official Zoning Map. The new Official Zoning Map shall be identified by the signature of the Planning Board attested by the Town Clerk, under the following words: "This is to certify that this Official Zoning Map supercedes and replaces the Official Zoning Map (date of adoption of map being replaced) as part of the Zoning Ordinance of the Town of Casco, Maine." The superceded Official Zoning Map shall be preserved together with available records pertaining to its adoption or amendment.

4.3 ZONING DISTRICT BOUNDARIES

Where uncertainty exists with respect to the boundary of any district as shown on the Official Zoning Map, the following rules shall apply:

- 4.3.1 Where district boundaries are so indicated as to approximately follow lot lines, such lot lines shall be construed to be such district boundaries;
- 4.3.2 Where District Boundaries are indicated as approximately following the center lines of roads, streets, highways, streams, rivers or other public/semi-private rights-of-way, such center lines shall be construed to be such boundaries;
- 4.3.3 Boundaries indicated as following shorelines shall be construed to follow such shorelines, and in the event of change in the shoreline shall be construed as moving with the actual shoreline;
- 4.3.4 Where uncertainty exists in determining the precise location of any district boundary line, or where physical or cultural features existing on the ground are at variance with those shown on the Official Zoning Map, the Zoning Board of Appeals with advice from the Planning Board, shall interpret the district boundaries.

4.4 DISTRICT STANDARDS

The following tables state purposes and land use standards for each of the zoning districts of this Ordinance. Except as otherwise provided in Section 3.2 (Nonconformance), any structure or land that hereafter is used or occupied, and any structure or portion thereof that is erected, moved, constructed, reconstructed, extended, enlarged, or altered shall be in conformity with the standards herein specified for the zoning district in which it is located and the performance standards of this Ordinance.

4.4.1 Village District (V)

A. Intent

To provide a variety of housing types and services within a compact area while reinforcing existing village characteristics. This district is established to combine the convenience of village life with the physical amenities of a rural environment and to encourage development near adequate roads and town services. Toward the achievement of these purposes, the following minimum standards are established.

B. Permitted Uses

1. One-Family Dwellings
2. Manufactured Housing that complies with performance standards herein.
3. Accessory Residential Structures
4. Home Occupations that comply with performance standards herein.
5. Timber Harvesting
6. Agriculture

The following uses require site plan review:

7. Multiplex
8. Planned Residential Developments that comply with performance standards herein
9. Schools
10. Nursing Homes
11. Churches
12. Day Care Centers
13. Community Living Use
14. Residential Care Facilities
15. Municipal and State Facilities
16. Private Assembly
17. Public Assembly
18. Retail or Convenience Stores not to exceed 2,000 square feet of first floor area
19. Professional Buildings not to exceed 3,000 square feet of gross floor area
20. Restaurants and Take-Out Businesses
21. Motor Vehicle Service Stations
22. Bed and Breakfast Establishments
23. Visual and Performing Arts Buildings
24. Funeral Homes
25. Public Utilities as a Permitted Use (added 6/21/97)

All other uses are prohibited.

C. Space Standards

1. Minimum lot size: 60,000 square feet
2. Minimum land area per dwelling unit (for multiplex and PRDs):60,000 s.f. of net residential area
3. Maximum building coverage: 20 percent
4. Minimum road frontage: 150 feet
5. Minimum setbacks:
 - Front: 40 feet
 - Side: 15 feet
 - Rear: 15 feet
6. Maximum building height: 35 feet

D. Other Standards

1. A 20-foot maintained vegetated strip is required in front setback.
2. Nonresidential uses limited to one entrance/exit on Routes 302, 11, 85 and 121.
3. Nonresidential uses must meet standards of 4.4.3.D

E. Density Bonus for Affordable Housing

Single-family subdivisions comprised of twenty-five (25) percent or more of affordable housing units as defined shall have minimum lot sizes of 50,000 feet. Multiplex and Planned Residential Developments that include twenty-five (25) percent or more affordable housing units as defined shall have a minimum of 50,000 square feet of net residential area per dwelling unit.

4.4.2 Residential District (R)

A. Intent

To provide an area to accommodate controlled residential growth while preserving open space, protecting natural resources and maintaining the basic rural orientation of the community. Toward the achievement of these purposes, the following minimum standards are established.

B. Permitted Uses

1. One-Family Dwellings
2. Manufactured Housing that complies with performance standards herein.
3. Accessory Residential Structures
4. Home Occupations that comply with performance standards herein.
5. Agriculture that complies with performance standards herein.
6. Animal Husbandry that complies with performance standards herein.
7. Timber Harvesting

The following uses require site plan review:

8. Multiplex
9. Planned Residential Developments that comply with performance standards herein.
10. Schools
11. Nursing Homes
12. Churches
13. Day Care Centers

14. Residential Care Facilities
15. Community Living Use
16. Municipal and State Facilities
17. Private Assembly
18. Public Assembly
19. Bed and Breakfast Establishments
20. Public Utilities
21. Campgrounds that comply with performance standards herein.
22. Commercial Recreation: Outdoor
23. Cemeteries
24. Visual and Performing Arts Buildings
25. Mineral Extraction that complies with performance standards herein.

All other uses are prohibited.

C. Space Standards

1. Minimum lot size: 80,000 square feet
2. Minimum land area per dwelling unit (for multiplex and PRDs): 60,000 s.f. of net residential area
3. Maximum building coverage: 15 percent
4. Minimum road frontage: 200 feet
5. Minimum setbacks:
 - Front: 50 feet
 - Rear: 25 feet
 - Side: 25 feet
6. Maximum building height: 35 feet

4.4.3 Commercial District (C)

A. Intent

To provide suitable locations for the development of particular types of commercial use; to encourage attractive commercial development; to generate convenient shopping areas for local residents, and seasonal residents and visitors, to promote local areas siting for public oriented service; and to promote safe and uninterrupted traffic flow by limiting the number of access points along Routes 302, 11 and 121. Toward the achievement of these purposes, the following Land Use Standards are established.

B. Development

A conceptual plan for residential, and/or commercial use of each parcel shall be submitted to the CEO at the time of application for building permit. When Planning Board review is necessary, the conceptual plan will be included. The plan shall address such issues as curb cuts, waste water management, already existing buildings, and potential lot subdivision and interior roads. Where applicable, clustering shall be possible.

C. Permitted Uses

1. One Family Dwellings (See General Townwide Performance Standards)
2. Modular Housing (See General Townwide Performance Standards)
3. Timber Harvesting
4. Agriculture that complies with performance standards herein.
5. Mineral Exploration
6. Home Occupation
7. Businesses under two thousand five hundred (2,500) square feet may be approved by the Code Enforcement Officer (CEO). (See Site Plan Review)

The following uses require site plan review

8. Minor Residential Subdivisions.
9. Commercial Subdivisions
10. One (1) Residence and One (1) Commercial Use on the same lot, providing the lot has a minimum of 80,000 square feet and 300' of road frontage.
11. Two (2) or more Businesses in one or more structures on the same lot, providing the lot has a minimum of 80,000 square feet.
12. Retail Trade
13. Commercial Sales and Service: Indoor and Outdoor
14. Business and Professional Offices
15. Motor Vehicle Sales
16. Motor Vehicle Service Stations
17. Motor Vehicle Repair Garages
18. Restaurants
19. Drive-through Facilities

20. Bed and Breakfast Establishments
21. Hotels/Motels
22. Commercial Recreation: Indoor and Outdoor
23. Visual and Performing Arts Buildings
24. Public Utilities
25. Municipal and State Facilities
26. Churches
27. Public Assembly
28. Private Assembly
29. Schools
30. Residential Care Facilities
31. Nursing Homes
32. Medical Facilities/Walk-in Services
33. Day-Care Centers
34. Construction Services
35. Light Industrial Uses That Meet Performance Standards
36. Truck Facilities
37. Enclosed Warehousing and Distribution Facilities
38. Junkyards
39. Mineral Extraction
40. Mineral Processing
41. Kennels
42. Veterinary Services

All other uses are prohibited.

D. Space Standards

1. Minimum Lot Size: Eighty thousand (80,000) square feet.
2. Maximum Impervious Surface to Lot Area: (See Site Plan Review)
 - a. Forty (40) percent
 - b. Forty (40) percent coverage of lot may be expanded up to seventy-five (75) percent with Planning Board approval, dependent on adequate provisions for disposal of surface water.
3. Minimum Road Frontage
 - a. On Routes 302, 11 and 121; three hundred (300) feet.
 - b. On Routes 302, 11, and 121, in development of land under one ownership that aggregates more than three hundred (300) feet of continuous road frontage, the Planning Board may require access from service roads.
 - c. On Service and/or Internal Roads: two hundred (200) feet.
4. Minimum Setbacks:
 - a. On Routes 302, 11 and 121

- 1) Front:
 - a) Buildings shall be set back eighty (80) feet from the Right-of Way.
 - b) Setback shall be measured to the building line.
- 2) Side: Forty (40) feet.
- 3) Rear: Forty (40) feet.
- b. For Service and Interior Roads
 - 1) Front: Fifty-five (55) feet to the front of the building. The first ten (10) feet of the setback shall be developed as a landscaped buffer strip, except for approved curb cuts.
 - 2) Side: If the building is of flammable material, forty (40) feet. If the building is of non-flammable material, twenty (20) feet.
 - 3) Rear: If the building is of flammable material, forty (40) feet. If the building is of non-flammable material, twenty (20) feet.
5. Maximum Building Height: Thirty Five (35) feet.

Any request for height greater than thirty five (35') feet but not greater than forty five (45') feet shall require Planning Board approval subject to fire protection.

E. Other Standards

1. Curb Cuts
 - a. Lots fronting directly on Routes 302, 11, and 121 shall be limited to one (1) curb cut. Additional curb cuts shall require Planning Board approval.
 - b. Lots fronting on interior or service roads shall be limited to one curb cut. Additional curb cuts shall require Planning Board approval.
2. Buffers
 - a. On Routes 302, 11 and 121
 - 1) Front Buffers.

Front buffers shall be twenty-five (25) feet in depth starting at the front property line, and extending along the entire road frontage of the lot, except in the area of the curb cut(s). The owner, the owner's agent or the tenant shall landscape and maintain the buffer, which shall consist of a base of bark mulch, stone or grass, with lot shrubs, flowering plants or a combination of both, arranged in such a fashion so as not to obstruct the line of sight of drivers of motor vehicles using the highway and/or access roads.
 - 2) Side and Rear Buffers where Commercial and Residential Uses Abut:

When a new Commercial use is located on a lot that adjoins a lot that is presently used primarily for residential purposes, the owner or the owner's agent or tenant shall provide and maintain a fifteen (15) foot deep landscape buffer along the side and/or rear lot lines which abut the residential use or uses; this landscape buffer shall consist of natural features, plantings and/or fencing in order to provide an effective visual and physical screen between commercial and residential uses.

- 3) Side and Rear Buffers for Commercial Uses:
 - a) A fifteen (15) foot buffer consisting of a combination of landscape planting (trees, shrubs, flowering shrubs/plants, with grass, bark mulch, crushed stone) shall be well maintained by the commercial lot owner or the owner's representative.
 - 4) Buffers where the Commercial District abuts with any other District:
 - a) A forty (40) foot buffer strip of shrubs and trees that create a visual screen shall be well maintained by the commercial lot owner or the owner's representative.
 - b). Buffering on Interior or Service Roads
 - 1) Side and Rear buffering between lots; A minimum of five (5) feet on each lot.
 - 2) Required buffering shall consist of natural features, low planting and/or fencing, and shall be maintained to provide an effective visual and physical break. (see Site Plan Review)
3. When two (2) abutters bring a joint proposal to Planning Board, the Board may waive side and/or rear setbacks, and side and/or rear buffers. The Planning Board shall have the authority to require the applicant(s) to record a copy of the Planning Board's final approval at the Cumberland County Registry of Deeds when the setbacks are waived.
4. Outdoor storage areas shall be fenced.
5. Outdoor storage in the front setback of Routes 302, 11, and 121 is prohibited.
6. Outdoor storage in the setback of service and/or interior roads is prohibited.
7. Display of goods and/or products is prohibited in all buffer areas.
8. Signs (See Sign Standards 5.2.24).

9. Hazardous Materials

- a. The manufacturing and processing of hazardous materials may be permitted with specific Planning Board approval.
- b. The use of hazardous materials as part of a general operation of a business may be permitted with Planning Board approval.
- c. Retail sales and/or distribution, and storage of hazardous materials related to same, may be permitted with Planning Board approval.
- d. Any use, reprocessing, transportation or storage of hazardous materials shall meet all applicable federal, state, and local standards.

10. Performance Standards

General Town-wide Performance Standards shall also apply.

4.4.4 Streams and Wetland Protection District (SW)

A. Intent

To protect the water quality of streams and brooks that flow into Crooked River and Casco's lakes and ponds and of wetland areas not protected under Shoreland Zoning. Buffering these areas will help protect them from the adverse impacts of development or environmental occurrences and maintain the high quality of Casco's larger water bodies. Toward the achievement of these purposes, the following minimum standards are established.

B. Applicability

These standards shall apply to all land areas within 130 feet, horizontal distance, of the Normal High Water Mark of any stream or wetland as defined, exclusive of ponds and rivers protected under Shoreland Zoning.

C. Permitted Uses

1. Recreational uses not requiring structures.

The following uses require Planning Board review:

2. Timber Harvesting that complies with Shoreland Protection performance standards herein.
3. Road and driveway crossings where necessary to provide access to lots.

All other uses are prohibited.

D. Space Standards

1. None -- no structures permitted.
2. Areas within the Streams and Wetlands District composed of buildable land, as defined herein, may be included in determining the net residential area of contiguous land under the same ownership that lies outside the Streams and Wetlands District.

4.4.5 Manufactured Housing Park District (MHP)

A. Intent

To allow an areas for the siting of Manufactured Housing Parks. Toward the achievement of this purpose, the following minimum standards are established.

B. Permitted Uses

1. Manufactured Housing Parks that comply with performance standards herein and that are approved under site plan review.
2. All uses permitted in the Residential District (subject to site plan review where indicated).

C. Space Standards

1. For permitted uses other than Manufactured Housing Parks, Residential District space standards apply.
2. For Manufactured Housing Parks, the following standards apply:
 - a. Minimum park size: 200,000 square feet
 - b. Minimum road frontage: 500 feet for park
 - c. Minimum width of park's rear property line: 300 feet
 - d. Minimum land area per manufactured dwelling unit: 20,000 square feet of net residential area
 - e. Minimum distance between buildings: 50 feet
 - f. Minimum setback from park property line: 200 feet.
 - g. Minimum lot size for individual lots within park: 20,000 square feet
 - h. Minimum setbacks from individual lot lines within park: 25 feet

- i. Maximum building height: 25 feet

D. Other Standards

The following standards apply to Manufactured Housing Parks within this district. Other performance standards for manufactured home parks are described in 5.2.13 of this Ordinance.

1. Manufactured homes within the park shall meet the definition of Manufactured Housing unit herein.
2. Manufactured Housing Parks shall not be subdivided, for sale of individual lots, or condominiumized, for sale of individual units, without prior review and approval of the Casco Planning Board.
3. No parking or construction shall be permitted within park setbacks.
4. Agriculture and Animal husbandry are prohibited.
5. Buffering, consisting of natural features, planting and/or fencing, shall be required and maintained in the park setbacks to provide an effective visual and physical screen between park boundaries and surrounding areas.

4.4.6 Aquifer Protection Overlay District (AP)

A. Intent

To protect Casco's underground water supply by restricting uses and activities on land overlying aquifers and aquifer recharge areas. Toward the achievement of this purpose, the following minimum standards are established.

B. Permitted Uses

Same as underlying district (subject to site plan review where indicated) except for prohibited uses listed herein.

C. Prohibited Uses

1. Multiplex and PRDs
2. Engineered Sewerage Systems
3. Industrial and Manufacturing Uses, including Light Industrial Uses
4. Outdoor Storage
5. Uncontained Salt and Sand Piles
6. Uncontained Manure Storage
7. Storage of Hazardous Materials
8. Junkyards

9. Restaurants
10. Hotels
11. Auto Service Stations
12. Auto Repair Garages
13. Truck Facilities
14. Construction Services

D. Space Standards

When more restrictive than those of the underlying zone, the following space standards shall be applied:

1. Minimum lot size: 120,000 square feet
2. Minimum road frontage: 300 feet
3. Maximum impervious surface to lot area: 10 percent
4. Maximum building height: 35 feet

E. Other Standards

1. All spreading or disposal of manure shall conform to "Best Management Practices" handbook published by Maine Department of Agriculture, 1988, and subsequent revisions.
2. Erosion and sedimentation shall be minimized by adherence to erosion control management practices contained in the Environmental Quality Handbook, 1986, published by the Maine Soil and Water Conservation Commission, and periodically amended.

F. Appeal

Owners who contest the placement of their property in the Aquifer Protection District may appeal to Planning Board for map change in accordance with the procedures of 3.3 of this Ordinance. In all cases, the burden of proof shall be on the owner to demonstrate that his property should not be included within the Aquifer Protection District.

4.4.7 Resort Commercial Overlay District (RC)

A. Intent

To provide areas for the development of resort/recreation-oriented commercial activities consistent with the Comprehensive Plan goal of promoting multi-season recreational industry and providing lodging for transient guests. Toward the achievement of this purpose, the following minimum standards are established.

B. Permitted Uses

1. Same as underlying district (subject to site plan review where indicated).

In addition, if not already permitted in the underlying district, the following uses are permitted, subject to site plan review.

2. Hotels and Motels
3. Commercial Recreation: Outdoor
4. Commercial Recreation: Indoor
5. Private Clubs
6. Public Assembly
7. Private Assembly
8. Restaurants
9. Campgrounds
10. Retail Trade directly related to resort/recreational activities.
11. Commercial Sales and Service directly related to resort/recreational activities.
12. Day Care Centers

C. Space Standards

1. Same as underlying district.
2. Hotels/Motels: Minimum lot size for district, plus 10,000 square feet of net residential area per lodging unit.
3. In no case shall the impervious surface for a site or parcel exceed twenty (20) percent.

D. Other Standards

1. Buffering, consisting of natural features, plantings and/or fencing, shall be required and maintained to provide an effective visual and physical screen between residential and nonresidential uses, or between other incompatible uses.
2. Resort Commercial Overlay Districts shall not encompass any part of a Shoreland District.

4.4.8 SHORELAND DISTRICT

A. Purposes

The purposes of this Section 4.4.8 are to further the maintenance of safe and healthful conditions; to prevent and control water pollution; to protect fish spawning grounds, aquatic life, bird and other wildlife habitat; to protect buildings and lands

from flooding and accelerate erosion; to protect archaeological and historic resources; to protect freshwater wetlands; to control building sites, placement of structures and land uses; to conserve shore cover, and visual as well as actual point of access to inland waters; to conserve natural beauty and open space; and to anticipate and respond to the impacts of development in shoreland areas.

B. Authority

This Section 4.4.8 has been prepared in accordance with the provisions of Title 38 Sections 435-449 and Title 30A Section 3001 of the Maine Revised Statutes Annotated (M.R.S.A.).

C. Applicability

This Section 4.4.8 applies to all land areas within 250 feet, horizontal distance, of the normal high-water line of any great pond or river, within 250 feet, horizontal distance, of the upland edge of a freshwater wetland; and within 130 feet, horizontal distance, of the normal high-water line of a stream. This Section 4.4.8 also applies to any structure built on, over or abutting a dock, wharf or pier, or other structure extending beyond the normal high-water line of a water body or within a wetland.

D. Effective Date and Repeal of Formerly Adopted Ordinance

This Section 4.4.8, which was adopted at the Casco Town Meeting on March 9, 1991 shall not be effective until December 31, 1991; provided, however, that this Section 4.4.8 must be approved by the Commissioner of Environmental Protection prior to its effective date. A certified copy of this Section 4.4.8, attested and signed by the Municipal Clerk, shall be forwarded to the Commissioner of Environmental Protection for approval.

E. Availability

A certified copy of this Section 4.4.8 shall be filed with the Municipal Clerk and shall be accessible to any member of the public. Copies shall be made available to the public at reasonable cost at the expense of the person making the request. Notice of availability of this Section 4.4.8 shall be posted.

F. Severability

Should any section or provision of this Section 4.4.8 be declared by the courts to be invalid, such decision shall not invalidate any other section or provision of the Section 4.4.8 Ordinance.

G. Conflicts with Other Ordinances

Whenever a provision of this Section 4.4.8 conflicts with or is inconsistent with another provision of this Ordinance or of any other ordinance, regulation or statute, the more restrictive provision shall control.

H. Amendments

This Section 4.4.8 may be amended by majority vote of the legislative body. Copies of amendments, attested and signed by the Municipal Clerk, shall be submitted to the Commissioner of Environmental Protection following adoption by the municipal legislative body and shall not be effective unless approved by the Commissioner of Environmental Protection. If the Commissioner of Environmental Protection fails to act on any amendment within forty-five (45) days of the Commissioner's receipt of the amendment, the amendment is automatically approved. Any application for a permit submitted to the municipality within the forty-five(45) day period shall be governed by the terms of the amendment, if such amendment is approved by the Commissioner.

I. Districts and Zoning Map

1. Official Shoreland Zoning Map

The areas to which this Section 4.4.8 is applicable are hereby divided into the following districts as shown on the Official Shoreland Zoning Map(s) which is (are) made a part of this Ordinance:

- a. Resource Protection
- b. Limited Residential-Recreational
- c. Limited Commercial-Residential
- d. Stream Protection
- e. Watershed

2. Scale of Map

The Official Shoreland Zoning Map shall be drawn at a scale of not less than: 1 inch = 2000 feet. District boundaries shall be clearly delineated and a legend indicating the symbols for each district shall be placed on the map.

3. Certification of Official Shoreland Zoning Map

The Official Shoreland Zoning Map shall be certified by the attested signature of the Municipal Clerk and shall be located in the municipal office.

4. Changes to the Official Shoreland Zoning Map

If amendments, in accordance with Section H, are made in the district boundaries or other matter portrayed on the Official Shoreland Zoning Map, such changes shall be made on the Official Shoreland Zoning Map within thirty (30) days after the amendment has been approved by the Commissioner of Environmental Protection.

J. Interpretation of District Boundaries

Unless otherwise set forth on the Official Shoreland Zoning Map, district boundary lines are property lines, the centerlines of streets, roads and rights of way, and the boundaries of the shoreland area as defined herein. Where uncertainty exists as to the exact location of district boundary lines, the Board of Appeals shall be the final authority as to location.

K. Land Use Requirements

Except as hereinafter specified, no building, structure or land shall hereafter be used or occupied, and no building or structure or part thereof shall hereafter be erected, constructed, expanded, moved, or altered and no new lot shall be created except in conformity with all of the regulations herein specified for the district in which it is located, unless a variance is granted.

L. Nonconformance

1. Purpose

It is the intent of this Section 4.4.8 to promote land use conformities, except that nonconforming conditions that existed before the effective date of this Ordinance Section 4.4.8 shall be allowed to continue, subject to the requirements set forth in this section.

2. General

- a. Transfer of Ownership: Nonconforming structures, lots, and uses may be transferred, and the new owner may continue the nonconforming use or continue to use the nonconforming structure or lot, subject to the provisions of this Section 4.4.8.
- b. Repair and Maintenance: This Section 4.4.8 allows, without a permit, the normal upkeep and maintenance of nonconforming uses and structures, including repairs or renovations which do not involve

expansion of the non-conforming use or structure, and such other changes in a non-conforming use or structure as federal, state, or local building and safety codes may require.

3. Nonconforming Structures

- a. Expansions: A nonconforming structure may be added to or expanded after obtaining a permit from the same permitting authority as that for a new structure, if such addition or expansion does not increase the nonconformity of the structure.

Further Limitations:

- 1. After January 1, 1989 if any portion of a structure is less than the required setback from the normal high-water line of a waterbody or upland edge of a wetland, that portion of the structure shall not be expanded in floor area or volume, by 30% or more, during the lifetime of the structure. Further, no less than 30% expansion of the nonconforming structure or portion of such structure shall occur without the issuance of a Shoreland Permit by the Code Enforcement Officer; provided however, that the expansion shall not create further nonconformity with the water setback requirement. The Board of Appeals has jurisdiction to grant a variance from this paragraph. (6/18/93)
- 2. Construction or enlargement of a foundation beneath the existing structure shall not be considered an expansion of the structure provided that:
 - a. the structure and new foundation are placed such that the setback requirement is met to the greatest practical extent as determined by the Planning Board, basing its decision on the criteria (re. subsection b. Relocation);
 - b. the completed foundation does not extend beyond the exterior dimensions of the structure; and
 - c. the foundation does not cause the structure to be elevated by more than three (3) additional feet; and

- d. the constructed or enlarged foundation or basement is not finished; a finished foundation or basement shall be one that has any material, including but not limited to sheetrock, paneling and ceiling tile, applied to the ceiling, floor or wall other than prime structural foundation material.
3. Construction of an attic space over the existing structure shall not be considered an expansion of the structure provided that the interior of the attic is not finished; a finished attic is one that has any material, including but not limited to sheetrock, paneling and ceiling tile, applied to the ceiling, floor or wall other than prime structural material. A screened porch that has any material, including but not limited to sheetrock, paneling and ceiling tile, applied to the ceiling, floor or wall other than prime structural material shall be considered a finished area.
 4. No structure which is less than the required setback from the normal high-water line of a water body, tributary stream, or upland edge of a wetland shall be expanded toward the water body, tributary stream, or wetland.
- b. Relocation: A nonconforming structure may be relocated within the boundaries of the parcel on which the structure is located provided that the site of relocation conforms to all setback requirements to the greatest practical extent as determined by the Planning Board, and provided that the applicant demonstrates that the present subsurface sewage disposal system meets the requirements of State law and the State of Maine Subsurface Wastewater Disposal Rules (Rules), or that a new system can be installed in compliance with the law and said Rules. In no case shall a structure be relocated in a manner that causes the structure to be more nonconforming.

In determining whether the building relocation meets the setback to the greatest practical extent, the Planning Board shall consider the size of the lot, the slope of the land, the potential for soil erosion, the location of other structures on the property and on adjacent properties, the location of the septic system and other on-site soils suitable for septic systems, and the type and amount of vegetation to be removed to accomplish the relocation.

- c. Reconstruction or Replacement: Any nonconforming structure which is located less than the required setback from the normal high-water line of a water body, tributary stream, or upland edge of a wetland and which is removed, or damaged or destroyed by more than 50% of the market

value of the structure before such damage, destruction or removal, may be reconstructed or replaced provided that a permit is obtained within one year of the date of said damage, destruction, or removal, and provided that such reconstruction or replacement is in compliance with the water setback requirement to the greatest practical extent as determined by the Planning Board in accordance with the purposes of this Ordinance. In no case shall a structure be reconstructed or replaced so as to increase its nonconformity.

Any nonconforming structure which is damaged or destroyed by 50% or less of the market value of the structure, excluding normal maintenance and repair, may be reconstructed in place with a permit, from the Code Enforcement Officer. (See Article 3, General Provisions 3.2.3.C.)

In determining whether the building reconstruction or replacement meets the water setback to the greatest practical extent the Planning Board shall consider in addition to the criteria in paragraph b. above, the physical condition and type of foundation present, if any.

d. Change of Use of a Nonconforming Structure

The use of a nonconforming structure may not be changed to another use unless the Planning Board, after receiving a written application, determines that the new use will have no greater adverse impact on the water body or wetland, or on the subject or adjacent properties and resources than the existing use.

In determining that no greater adverse impact will occur, the Planning Board shall require written documentation from the applicant, regarding the probable effects on public health and safety, erosion and sedimentation, water quality, fish and wildlife habitat, vegetative cover, visual and actual points of public access to waters, natural beauty, flood plain management, archaeological and historic resources, and other functionally water-dependent uses.

4. Nonconforming Uses

- a. Expansions: Expansions of nonconforming uses are prohibited, except that nonconforming residential uses may, after obtaining a permit from the Planning Board, be expanded within existing residential structures or within expansions of such structures as permitted for nonconforming structures.
- b. Resumption Prohibited: A lot, building or structure in, or on which a nonconforming use is discontinued for a period exceeding one year, or which is superseded by a conforming use, may not again be devoted to a nonconforming use except that the Planning Board may, for good cause shown by the applicant, grant up to a one year extension to that time period. This provision shall not apply to the resumption of a use of a residential structure provided that the structure has been used or maintained for residential purposes during the preceding five (5) year period.
- c. Change of Use: An existing nonconforming use may be changed to another nonconforming use, provided that the proposed use has no greater adverse impact on the subject and adjacent properties and resources than does the former use, as determined by the Planning Board. The determination of no greater adverse impact shall be made according to criteria listed for nonconforming structures.

5. Nonconforming Lots

- a. Nonconforming Lots: A nonconforming lot of record as of the effective date of this Section 4.4.8 or amendment thereto may be built upon, without the need for a variance, provided that such lot is in separate ownership and not contiguous with any other lot in the same ownership, and that all provisions of this Section 4.4.8 except lot size and frontage can be met. Variances relating to setback or other requirements not involving lot size or frontage shall be obtained by action of the Board of Appeals.
- b. Contiguous Built Lots: If two or more contiguous lots or parcels are in a single or joint ownership of record at the time of adoption of this Section 4.4.8, if all or part of the lots do not meet the dimensional requirements of this Section 4.4.8, and if a principal use or structure exists on each lot, the nonconforming lots may be conveyed separately or together, provided that the State Minimum Lot Size Law and Subsurface Wastewater Disposal Rules are complied with.

- If two or more principal uses or structures existed on a single lot of record on the effective date of this ordinance, each may be sold on a separate lot provided that the above referenced law and rules are complied with. When such lots are divided each lot thus created must be as conforming as possible to the dimensional requirements of this Section 4.4.8.
- c. Contiguous Lots - Vacant or Partially Built: If two or more contiguous lots or parcels are in single or joint ownership of record at the time of, or since adoption or amendment of this Section 4.4.8, if any of these lots do not individually meet the dimensional requirements of this Section 4.4.8 or subsequent amendments, and if one or more of the lots are vacant or contain no principal structure the lots shall be combined to the extent necessary to meet the dimensional requirements.

M. Establishment of Districts

Purpose.

The purpose of these standards, in conformance with the State's Mandatory Shoreland Zoning Statute, M.R.S.A. Title 38, Section 435-446, is to further the maintenance of safe and healthful conditions; prevent and control water pollution; protect spawning grounds, fish, aquatic life, bird and other wildlife habitats; control building sites, placement of structures and land uses; and conserve shore cover, visual as well as actual points of access to inland waters and natural beauty.

1. **RESOURCE PROTECTION DISTRICT**

The Resource Protection District includes areas in which development would adversely affect water quality, productive habitat, biological ecosystems, or scenic and natural values. This district shall include the following areas when they occur within the limits of the shoreland zone, exclusive of the Stream Protection and Watershed Districts, except that areas which are currently developed, and areas which meet the criteria for the Limited Commercial/Residential District need not be included within the Resource Protection District.

- a. Areas within 250 feet, horizontal distance, of the upland edge of freshwater wetlands, and wetlands associated with great ponds and rivers, which are rated "moderate" or "high" value by the Maine Department of Inland Fisheries and Wildlife (MDIF&W) as of January 1, 1973.
- b. Flood plains along rivers and flood plains along artificially formed great ponds along rivers, defined by the 100 year flood plain as designated on the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Maps or

Flood Hazard Boundary Maps, or the flood of record, or in the absence of these, by soil types identified as recent flood plain soils.

- c. Areas of two or more contiguous acres with sustained slopes of 20% or greater.
- d. Areas of two (2) or more contiguous acres supporting wetland vegetation and hydric soils, which are not part of a freshwater wetland as defined, and which are not surficially connected to a waterbody during normal spring high water.
- e. Land areas along rivers subject to severe bank erosion, undercutting, or river bed movement.
- f. Other important wildlife habitat.
- g. Natural sites of significant scenic or esthetic value.
- h. Areas designated by federal, state or municipal governments as natural areas of significance to be protected from development;
- i. Other significant areas which should be included in this district to fulfill the purposes of this Section 4.4.8 such as, but not limited to, existing public access areas and certain significant archaeological and historic sites deserving of long-term protection as determined by the municipality after consultation with the Maine Historic Preservation Commission.
- j. Permitted uses. See Uses Table
- k. Space Standards. No buildings or dwellings permitted. Structures related to permitted uses shall meet minimum setbacks and other requirements of Limited Residential/Recreational District.

2. LIMITED RESIDENTIAL/RECREATIONAL DISTRICT

- a. The Limited Residential/Recreational District includes those areas suitable for residential and recreational development. It includes areas other than those in the Resource Protection District, or Stream Protection District, and areas which are used less intensively than those in the Limited Commercial/Residential District.
- b. Permitted Uses. See Uses Table
- c. Space Standards.

- 1) Minimum lot size: 80,000 square feet
- 2) Minimum land area per dwelling unit (for multiplex and PRDs): 80,000 s.f. of net residential density
- 3) Minimum road frontage: 200 feet
- 4). Minimum water frontage: 200 feet
- 5). Minimum setbacks
 - Front: 50 feet
 - Side (if not water frontage): 25 feet
 - Rear (if not water frontage): 25 feet
 - From high water mark: 100 feet measured horizontally
- 6). Maximum building coverage: 20 percent
- 7). Maximum building height: 35 feet

3. LIMITED COMMERCIAL/RESIDENTIAL DISTRICT

- a. The Limited Commercial/Residential District includes areas of mixed, light commercial and residential uses, exclusive of the Stream Protection District. This district includes areas of two or more contiguous acres in size devoted to a mix of residential and low intensity business and commercial uses. Industrial uses are prohibited.
- b. Permitted Uses. See Uses Table
- c. Space standards.
 - 1) Minimum lot size:
 - one-family dwelling: 80,000 s.f. (exclusive of residential subdivisions of 20 lots or more)
 - Commercial Use: 80,000 s.f.
 - 2) Minimum land area per dwelling unit (for multiplex 9 units or less): 80,000 s.f. of net residential area
 - 3) Maximum impervious surface: 20 percent
 - 4) Minimum road frontage: 200 feet
 - 5) Minimum lake frontage: 200 feet Res.
300 feet Com.
 - 6) Minimum setbacks
 - Front: 50 feet
 - Side: 25 feet
 - Rear: 25 feet
 - From high water mark: 100 feet measured horizontally
 - 7) Maximum building height: 35 feet

4. STREAM PROTECTION DISTRICT

- a. The Stream Protection District includes all land areas within one hundred thirty (130) feet, horizontal distance, of the normal high-waterline of a stream. Where the Stream Protection District goes through an RP zone, the RP criteria will apply. The SP District shall apply in LRR, LCR, and WS.
- b. Permitted Uses. See Uses Table
- c. Space Standards.
 - 1) None -- no structures permitted.
 - 2) Areas within the Stream Protection District composed of buildable land, as defined herein, may be included in determining the net residential area of continuous land under the same ownership that lies outside the Stream Protection District.

5. WATERSHED DISTRICT

- a. The purpose of these standards is to further the maintenance of safe and healthful conditions, prevent and control water pollution, control building sites, placement of structures and land uses, and conserve shore cover, visual as well as actual, points of access to inland waters and natural beauty, and protect water quality. Title 30-A , 4352.
- b. Permitted uses. See Uses Table
- c. Space Standards.
 - 1) Minimum lot size: 80,000 feet
 - 2) Minimum land area per dwelling unit (for multiplex and PRDs): 80,000 s.f. of net residential density
 - 3) Minimum road frontage: 200 feet
 - 4) Minimum water frontage: 200 feet
 - 5) Minimum setbacks
 - Front: 50 feet
 - Side (if not water frontage): 25 feet
 - Rear (if not water frontage): 25 feet
 - 6) Maximum building coverage: 20 percent
 - 7) Maximum building height: 35 feet

N. Table of Land Uses

All land use activities, as indicated in Table 1: Land Uses in the Shoreland Zone, shall conform with all of the applicable land use standards in Section 4.4.8.0. The district designation for a particular site shall be determined from the Official Shoreland Zoning Map.

Key to Table 1

Yes - Allowed (no permit required but the use must comply with all applicable land use standards.)

No - Prohibited

PB - Requires permit issued by the Planning Board

CEO - Requires permit issued by the Code Enforcement Officer

Abbreviations:

RP - Resource Protection

LRR - Limited Residential/Recreational

LCR - Limited Commercial/Residential

SP - Stream Protection

WS - Watershed

O. Land Use Standards

All land use activities within the shoreland zone shall conform with the following provisions and with the Performance Standards of the Town of Casco Zoning Ordinance if applicable. The stricter standards of the two ordinances shall apply.

1. Minimum Lot Standards

a.	Area Requirements within the Shoreland Zone	Minimum Lot Area(sq.ft.)	Minimum Shore Frontage(ft.)
	Residential per dwelling unit	80,000	200
	Limited Commercial Public and Private	80,000	300
	Recreational Facilities	80,000	200

b. Land below the normal high-water line of a water body or upland edge of a wetland and land beneath roads serving more than two (2) lots shall not be included toward calculating minimum lot area.

- c. Lots located on opposite sides of a public or private road shall be considered each a separate tract or parcel of land unless such road was established by the owner of land on both sides thereof after September 22, 1971.
- d. The minimum width of any portion of any lot within one hundred (100) feet, horizontal distance, of the normal high-water line of a water body or upland edge of a wetland shall be equal to or greater than the shore frontage requirement for a lot with the proposed use.
- e. If more than one residential dwelling unit or more than one principal commercial or industrial structure is constructed on a single parcel, all dimensional requirements shall be met for each additional dwelling unit or principal structure.

2. Principal and Accessory Structures

- a. All new principal and accessory structures shall be set back at least one hundred (100) feet from the normal high-water line of great ponds classified GPA and rivers that flow to great ponds classified GPA; and one hundred thirty (130) feet from the normal high-water line of other water bodies, tributary streams, or the upland edge of a wetland.
- b. Principal or accessory structures and expansions of existing structures which are permitted in the Resource Protection, Limited Residential Recreational, Limited Commercial Residential, and Stream Protection Districts, shall not exceed thirty-five (35) feet in height. This provision shall not apply to structures such as transmission towers, windmills, antennas, and similar structures having no floor area.
- c. The first floor elevation or openings of all buildings and structures including basements shall be elevated at least one foot above the elevation of the 100 year flood, the flood of record, or in the absence of these, the flood as defined by soil types identified as recent flood plain soils.
- d. The total area of all structures, parking lots and other non-vegetated surfaces, within the shoreland zone shall not exceed twenty (20) percent of the lot or a portion thereof, located within the shoreland zone, including land area previously developed.
- e. Notwithstanding the requirements stated above, stairways or similar structures may be allowed with a permit from the Code Enforcement Officer to provide shoreline access in areas of steep slopes or unstable soils provided that the structure is limited to a maximum of four (4) feet in width; that the structure does not extend below or over the normal high-water line of a water body or

upland edge of a wetland, (unless permitted by the Department of Environmental Protection pursuant to the Natural Resources Protection Act, Title 38, Section 480-C); and that the applicant demonstrates that no reasonable access alternative exists on the property.

3. Piers, Docks, Wharfs, Bridges and Other Structures and Uses Extending Over or Beyond the Normal High-Water Line of a Water Body or Within a Wetland.

- a. Access from shore shall be developed on soils appropriate for such use and constructed so as to control erosion.
- b. The location shall not interfere with existing developed or natural beach areas.
- c. The facility shall be located so as to minimize adverse effects on fisheries.
- d. The facility shall be no larger in dimension than necessary to carry on the activity and be consistent with existing conditions, use, and character of the area.
- e. No new structure shall be built on, over or abutting a pier, wharf, dock or other structure extending beyond the normal high-water line of a waterbody or within a wetland unless the structure requires direct access to the water as an operational necessity.
- f. No existing structures built on, over or abutting a pier, dock, wharf or other structure extending beyond the normal high-water line of a waterbody or within a wetland shall be converted to residential dwelling units in any district.
- g. Structures built on, over or abutting a pier, wharf, dock or other structure extending beyond the normal high-water line of a water body or within a wetland shall not exceed twenty (20) feet in height above the pier, wharf, dock or other structure.

4. Campgrounds

Campgrounds shall conform to the minimum requirements imposed under State licensing procedures and the following:

- a. Land supporting wetland vegetation, and land below the normal high-water line of a water body shall not be included in calculating land area per site.
- b. The areas intended for placement of a recreational vehicle, tent or shelter, and utility and service buildings shall be set back a minimum of one hundred (100) feet from the normal high-water line of a great pond classified GPA or a

river flowing to a great pond classified GPA, and one hundred thirty (130) feet from the normal high-water line of other water bodies, tributary streams, or the upland edge of a wetland.

5. Individual Private Campsites

Individual, private campsites not associated with campgrounds are permitted provided the following conditions are met:

- a. One campsite per lot existing on the effective date of this Ordinance, or eighty thousand (80,000) square feet of lot area within the shoreland zone, whichever is less, may be permitted.
- b. Campsite placement on any lot, including the area intended for a recreational vehicle or tent platform, shall be set back one hundred (100) feet from the normal high-water line of a great pond classified GPA or river flowing to a great pond classified GPA, and one hundred thirty (130) feet from the normal high-water line of other water bodies, tributary streams, or the upland edge of a wetland.
- c. Recreational vehicles shall not be located on any type of permanent foundation except for a gravel pad, and no structure(s) except canopies shall be attached to the recreational vehicle.
- d. The clearing of vegetation for the siting of the recreational vehicle, tent or similar shelter in a Resource Protection District shall be limited to one thousand (1000) square feet.
- e. A written sewage disposal plan describing the proposed method and location of sewage disposal shall be required for each campsite and shall be approved by the Local Plumbing Inspector. Where disposal is off-site, written authorization from the receiving facility or land owner is required.
- f. When a recreational vehicle, tent or similar shelter is placed on-site for more than one hundred and twenty (120) days per year, all requirements for residential structures shall be met, including the installation of a subsurface sewage disposal system in compliance with the State of Maine Subsurface Wastewater Disposal Rules unless served by public sewage facilities.

6. Commercial and Industrial Uses

The following new commercial and industrial uses are prohibited within the shoreland zone adjacent to great ponds classified GPA, and rivers and streams which flow to great ponds classified GPA:

- a. Auto washing facilities
- b. Auto or other vehicle service and/or repair operations, including body shops
- c. Chemical and bacteriological laboratories
- d. Storage of chemicals, including herbicides, pesticides or fertilizers other than amounts normally associated with individual households or farms
- e. Commercial painting, wood preserving, and furniture stripping
- f. Dry cleaning establishments
- g. Electronic circuit assembly
- h. Laundromats, unless connected to a sanitary sewer
- i. Metal plating, finishing, or polishing
- j. Petroleum or petroleum product storage and/or sale except storage on same property as use occurs and except for storage and sales associated with marinas
- k. Photographic processing
- l. Printing

7. Parking Areas

- a. Parking areas shall meet the shoreline setback requirements for structures for the district in which such areas are located. The setback requirement for parking areas serving public boat launching facilities, may be reduced to no less than fifty (50) feet from the normal high-water line or upland edge of a wetland if the Planning Board finds that no other reasonable alternative exists.
- b. Parking areas shall be adequately sized for the proposed use and shall be designed to prevent storm water runoff from flowing directly into a waterbody and, where feasible, to retain all runoff on-site.
- c. In determining the appropriate size of proposed parking facilities, the following shall apply:
 - 1) Typical parking space: Approximately ten (10) feet wide and twenty (20) feet long, except that parking spaces for a vehicle and boat trailer shall be forty (40) feet long.
 - 2) Internal travel aisles: Approximately twenty (20) feet wide.

8. Roads and Driveways

The following standards shall apply to the construction of roads and/or driveways and drainage systems, culverts and other related features.

- a. Roads and driveways shall be set back at least one-hundred (100) feet from the normal high-water line of a great pond classified GPA or a river that flows to a

great pond classified GPA, and one hundred thirty (130) feet from the normal high-water line of other water bodies, tributary streams, or the upland edge of a wetland unless no reasonable alternative exists as determined by the Planning Board. If no other reasonable alternative exists, the Planning Board may reduce the road and/or driveway setback requirement to no less than fifty (50) feet upon clear showing by the applicant that appropriate techniques will be used to prevent sedimentation of the water body. Such techniques may include, but are not limited to, the installation of settling basins, and/or the effective use of additional ditch relief culverts and turn outs placed so as to avoid sedimentation of the water body, tributary stream, or wetland. A bond of an appropriate amount must be recommended by the Planning Board and approved by the Selectmen.

On slopes of greater than twenty (20) percent the road and/or driveway setback shall be increased by ten (10) feet for each five (5) percent increase in slope above twenty (20) percent.

This paragraph shall neither apply to approaches to water crossings nor to roads or driveways that provide access to permitted structures, and facilities located nearer to the shoreline due to an operational necessity.

- b. Existing public roads may be expanded within the legal road right-of-way regardless of its setback from a water body.
- c. New roads and driveways are prohibited in a Resource Protection District except to provide access to permitted uses within the district, or as approved by the Planning Board upon a finding that no reasonable alternative route or location is available outside the district, in which case the road and/or driveway shall be set back as far as practicable from the normal high-water line of a water body, tributary stream, or upland edge of a wetland.
- d. Road banks shall be no steeper than a slope of two (2) horizontal to one (1) vertical, and shall be graded and stabilized in accordance with the provisions for Erosion and Sedimentation Control contained in subsection P.
- e. Road grades shall be no greater than nine (9) percent except for short segments of less than two hundred (200) feet.
- f. In order to prevent road surface drainage from directly entering waterbodies, roads shall be designed, constructed, and maintained to empty onto an unscarified buffer strip at least (50) feet plus two times the average slope, in width between the outflow point of the ditch or culvert and the normal high-water line of a water body, tributary stream, or upland edge of a wetland. Road surface drainage which is directed to an unscarified buffer strip shall be

diffused or spread out to promote infiltration of the runoff and to minimize channelized flow of the drainage through the buffer strip.

g. Ditch relief (cross drainage) culverts, drainage dips and water turnouts shall be installed in a manner effective in directing drainage onto unscarified buffer strips before the flow in the road or ditches gains sufficient volume or head to erode the road or ditch. To accomplish this, the following shall apply:

1) Ditch relief culverts, drainage dips and associated water turnouts shall be spaced along the road at intervals no greater than indicated in the following table:

Road Grade (Percent)	Spacing (Feet)
0- 2	250
3- 5	200 -135
6-10	100 - 80
11-15	80 - 60
16-20	60 - 45
21+	40

2) Drainage dips may be used in place of ditch relief culverts only where the road grade is nine (9) percent or less.

3) On existing road sections having slopes greater than nine (9) percent, ditch relief culverts shall be placed across the road at approximately a thirty (30) degree angle downslope from a line perpendicular to the centerline of the road.

4) Ditch relief culverts shall be sufficiently sized and properly installed in order to allow for effective functioning, and their inlet and outlet ends shall be stabilized with appropriate materials.

h. Ditches, culverts, bridges, dips, water turnouts and other storm water runoff control installations associated with roads shall be maintained on a regular basis to assure effective functioning.

9. Signs

The following provisions shall govern the use of signs in the Resource Protection, Stream Protection, Limited Recreational Residential and Limited Commercial Residential, and Limited Commercial Residential Districts.

- a. Signs and billboards relating to goods and services sold on the premises shall be permitted, provided that such signs shall not exceed six (6) square feet in area and shall not exceed two (2) signs per premises. Billboards and signs relating to goods or services not sold or rendered on the premises shall be prohibited.
- b. Residential name signs shall be permitted, provided such signs shall not exceed two (2) signs per premises and shall not exceed six (6) square feet in total area.
- c. Residential users may display a single sign not over three (3) square feet in area relating to the sale, rental, or lease of the premises.
- d. Signs relating to trespassing and hunting shall be permitted without restriction as to number provided that no such sign shall exceed two (2) square feet in area.
- e. Signs relating to public safety shall be permitted without restriction.
- f. No sign shall extend higher than twenty (20) feet above the ground.
- g. Signs may be illuminated only by shielded, non-flashing lights.

10. Storm Water Runoff

- a. All new construction and development shall be designed to minimize storm water runoff from the site in excess of the natural predevelopment conditions. Where possible, existing natural runoff control features, such as berms, swales, terraces and wooded areas shall be retained in order to reduce runoff and encourage infiltration of storm waters.
- b. Storm water runoff control systems shall be maintained as necessary to ensure proper functioning.

11. Septic Waste Disposal

All subsurface sewage disposal systems shall be installed in conformance with the State of Maine Subsurface Wastewater Disposal Rules (Rules).

12. Essential Services

- a. Where feasible, the installation of essential services shall be limited to existing public ways and existing service corridors.

- b. The installation of essential services is not permitted in a Resource Protection or Stream Protection District, except to provide services to a permitted use within said district, or except where the applicant demonstrates that no reasonable alternative exists. Where permitted, such structures and facilities shall be located so as to minimize any adverse impacts on surrounding uses and resources, including visual impacts.

13. Agriculture

- a. All spreading or disposal of manure shall be accomplished in conformance with the **Maine Guidelines for Manure and Manure Sludge Disposal on Land**, published by the University of Maine Soil and Water Conservation Commission in July, 1972 or the latest revisions.
- b. Manure shall not be stored or stockpiled within one hundred (100) feet, horizontal distance, of a great pond classified GPA or a river flowing to a great pond classified GPA, or within one hundred thirty (130) feet horizontal distance, of other water bodies, tributary streams, or wetlands. Within five (5) years of the effective date of this ordinance all manure storage areas within the shoreland zone must be constructed or modified such that the facility produces no discharge of effluent or contaminated storm water. Existing facilities which do not meet the setback requirement may remain, but must meet the no discharge provision within the above five (5) year period.
- c. Agricultural activities involving tillage of soil greater than forty thousand (40,000) square feet in surface area, or the spreading, disposal, or storage of manure within the shoreland zone shall require a Soil and Water Conservation Plan to be filed with the Planning Board. Non-conformance with the provisions of said plan shall be considered to be a violation of this Ordinance.

NOTE: Assistance in preparing a soil and water conservation plan may be available through the local Soil and Water Conservation District office.

- d. There shall be no new tilling of soil within one-hundred (100) feet, horizontal distance, of the normal high-water line of a great pond classified GPA; within one hundred thirty (130) feet, horizontal distance, from other water bodies; nor within one hundred thirty (130) feet horizontal distance, of tributary streams, and wetlands. Operations in existence on the effective date of this ordinance and not in conformance with this provision may be maintained.
- e. After the effective date of this Section 4.4.8, newly established livestock grazing areas shall not be permitted within one hundred (100) feet, horizontal distance, of the normal high-water line of a great pond classified GPA; within one hundred thirty (130) feet, horizontal distance of other water bodies, nor within one hundred thirty (130) feet, horizontal distance, of tributary streams

and wetlands. Livestock grazing associated with ongoing farm activities, and which are not in conformance with the above setback provisions may continue, provided that such grazing is conducted in accordance with a Soil and Water Conservation Plan.

14. Timber Harvesting (Amended 6/18/93)

- a. Within the strip of land extending seventy-five (75) feet inland from the normal high-water line in any Resource Protection District abutting a great pond there shall be no timber harvesting, except to remove safety hazards.
- b. Except in areas as described in Paragraph a above, timber harvesting shall be permitted and shall conform with the following provisions:
 - 1) Selective cutting of no more than forty (40) percent of the total volume of trees four (4) inches or more in diameter measured at 4 -1/2 feet above ground level on any lot in any ten (10) year period is permitted within the strip of land extending between seventy-five (75) and one hundred thirty (130) feet from the normal high water mark of a stream and within the strip of land extending between seventy-five (75) and two hundred fifty (250) feet from the normal high water line of any other water body or upland edge of a wetland. All distances shall be measured horizontally. In addition:
 - a) Within one hundred (100) feet, horizontal distance of the normal high-water line of a great pond classified GPA, and within one hundred thirty (130)feet, horizontal distance, of the normal high-water line of other water bodies, or the upland edge of a wetland, there shall be no clearcut openings and a well-distributed stand of trees and other vegetation, including existing ground cover, shall be maintained. At distances greater than one hundred (100) feet, horizontal distance, of a great pond classified GPA or a river flowing to a great pond classified GPA, and greater than one hundred thirty (130) feet, horizontal distance, of the normal high-water line of other water bodies or the upland edge of a wetland, harvesting operations shall not create single clearcut openings greater than ten-thousand (10,000) square feet in the forest canopy. Where such openings exceed five-thousand (5000) square feet they shall be at least one hundred (100) feet apart. Such clearcut openings shall be included in the calculation of total volume removal. For the purposes of these standards volume may be considered to be equivalent to basal area.

- b) No slash shall be left within fifty (50) feet of the normal high-water line of a water body. In all other areas slash shall either be removed or disposed of in such a manner that it lies on the ground and no part thereof extends more than four (4) feet above the ground. Any debris that falls below the normal high-water line of a water body shall be removed.
- 2) Timber harvesting equipment shall not use stream channels as travel routes. There shall be no skid trail running parallel to the normal high water mark of a water body within the one hundred thirty (130) foot strip, unless otherwise approved by the CEO.
 - 3) All stream crossings shall require a bridge, except in areas with low banks and channel beds which are composed of gravel, rock or similar hard surfaces which would not be eroded or otherwise damaged.
 - 4) Skid trail approaches to water crossings shall be located and designed so as to prevent water runoff from directly entering the water body. Upon completion of timber harvesting, temporary bridges shall be removed and areas of exposed soil revegetated.
 - 5) Except for water crossings, skid trails and other sites where the operation of machinery used in timber harvesting results in the exposure of mineral soil shall be located such that a vegetated buffer strip of at least one hundred thirty (130) feet in width from the normal high water mark of water bodies shall be retained, however, forwarding machines shall be allowed to operate to within fifty (50) feet of any water body subject to the harvesting restrictions set forth above. No forwarding machinery shall be operated within fifty (50) feet of any water body except over stream crossings; provided, however, that horses and oxen may be used within this strip. A minimum number of water crossings are allowed.
 - 6) Within the strip of land extending seventy-five (75) feet inland from the normal high water line of any water body or upland edge of a wetland in any Shoreland District, except in a Resource Protection District abutting a great pond, timber harvesting shall be permitted on the limited basis of twenty (20) percent of the total timber 4 inches or more in diameter measured at 4-1/2 feet above ground level in any ten (10) year period with the additional provision that said percentage may be increased depending upon slope conditions according to the following chart:

<u>% Slope of Land</u>	<u>% of Cut in 10 years</u>
0 - 8%	40%
8 - 15%	30%

15+ %

20%

15. Clearing of Vegetation for Development

- a. Within a shoreland area zoned for Resource Protection abutting a great pond, there shall be no cutting of vegetation within the strip of land extending 75 feet, horizontal distance, inland from the normal high-water line, except to remove safety hazards.

Elsewhere, in any Resource Protection District the clearing of vegetation shall be limited to that which is necessary for uses expressly authorized in that district.

- b. Except in areas as described in Paragraph a, above, and except to allow for the development of permitted uses, within a strip of land extending one-hundred (100) feet, horizontal distance, inland from the normal high-water line of a great pond classified GPA or a river flowing to a great pond classified GPA, and one hundred thirty (130) feet, horizontal distance, from any other water body, tributary stream, or the upland edge of a wetland, a buffer strip of vegetation shall be preserved as follows:

- 1) There shall be no cleared opening greater than 250 square feet in the forest canopy as measured from the outer limits of the tree crown. However, a footpath not to exceed ten (10) feet in width as measured between tree trunks is permitted provided that a cleared line of sight to the water through the buffer strip is not created. Adjacent to a great pond classified GPA, or stream or river flowing to a great pond classified GPA, the width of the foot path shall be limited to six (6) feet.
- 2) Selective cutting of trees within the buffer strip is permitted provided that a well distributed stand of trees and other vegetation is maintained. For the purposes of this section a "well-distributed stand of trees and other vegetation" adjacent to a great pond classified GPA or a river or stream flowing to a great pond classified GPA, shall be defined as maintaining a rating score of 12 or more in any 25-foot by 25-foot square (625 square feet) area as determined by the following rating system.

Diameter of Tree at 4-1/2 feet
Above Ground Level (inches) Points

2 - 4 in.	1
4 -12 in.	2
>12 in.	4

Adjacent to other water bodies, tributary streams, and wetlands, a "well-distributed stand of trees and other vegetation" is defined as maintaining a minimum rating score of 8 per 25-foot square area.

Notwithstanding the above provisions, no more than 40% of the total volume of trees four (4) inches or more in diameter, measured at 4-1/2 feet above ground level may be removed in any ten (10) year period.

- 3) In order to protect water quality and wildlife habitat, adjacent to great ponds classified GPA, and streams and rivers which flow to great ponds classified GPA, existing vegetation under three (3) feet in height and other ground cover shall not be removed, except to provide for a footpath or other permitted uses as described in paragraphs b. and 1) above.
- 4) Pruning of tree branches, on the bottom 1/3 of the tree is permitted.
- 5) In order to maintain a buffer strip of vegetation, when the removal of storm-damaged, diseased, unsafe, or dead trees results in the creation of cleared openings, these openings shall be replanted with native tree species unless existing new tree growth is present.
- 6) Except for water crossings, skid trails and other sites where the operation of machinery used in timber harvesting results in the exposure of mineral soil shall be located such that an unscarified strip of vegetation of at least one hundred thirty (130) feet in width shall be retained. A minimum number of water crossings may be allowed.

The provisions contained in paragraph b. above shall not apply to those portions of public recreational facilities adjacent to public swimming areas. Cleared areas, however, shall be limited to the minimum area necessary.

- c. At distances greater than one hundred (100) feet, horizontal distance, from a great pond classified GPA or a river flowing to a great pond classified GPA, and one hundred thirty (130) feet, horizontal distance, from the normal high-water line of any other water body, tributary stream, or the upland edge of a wetland, except to allow for the development of permitted uses, there shall be permitted on any lot, in any ten (10) year period, selective cutting of not more than forty (40) percent of the volume of trees four (4) inches or more in diameter, measured 4 1/2 feet above ground level. Tree removal in conjunction with the development of permitted uses shall be included in the forty (40) percent calculation. For the purposes of these standards volume may be considered to be equivalent to basal area.

In no event shall cleared openings for development, including but not limited to, principal and accessory structures, driveways and sewage disposal areas, exceed in the aggregate, 25% of the lot area or ten thousand (10,000) square feet, whichever is greater, including land previously developed.

- d. Cleared openings legally in existence on the effective date of this Section 4.4.8 may be maintained, but shall not be enlarged, except as permitted by this Section 4.4.8.
- e. Fields which have reverted to primarily shrubs, trees, or other woody vegetation shall be regulated under the provisions of this section.

16. Erosion and Sedimentation Control

- a. All activities which involve filling, grading, excavation or other similar activities which result in unstabilized soil conditions and which require a permit shall require a written soil erosion and sedimentation control plan. The plan shall be submitted to the Planning Board for approval and shall include, where applicable, provisions for:
 - 1) Mulching and revegetation of disturbed soil.
 - 2) Temporary runoff control features such as hay bales, silt fencing or diversion ditches.
 - 3) Permanent stabilization structures such as retaining walls or riprap.
- b. In order to create the least potential for erosion, development shall be designed to fit with the topography and soils of the site. Areas of steep slopes where high cuts and fills may be required shall be avoided wherever possible, and natural contours shall be followed as closely as possible.
- c. Erosion and sedimentation control measures shall apply to all aspects of the proposed project involving land disturbance, and shall be in operation during all stages of the activity. The amount of exposed soil at every phase of construction shall be minimized to reduce the potential for erosion.
- d. Any exposed ground area shall be temporarily or permanently stabilized within one (1) week from the time it was last actively worked, by use of riprap, sod, seed, and mulch, or other effective measures. In all cases permanent stabilization shall occur within nine (9) months of the initial date of exposure. In addition:

- 1) Where mulch is used, it shall be applied at a rate of at least one (1) bale per five hundred (500) square feet and shall be maintained until a catch of vegetation is established.
 - 2) Anchoring the mulch with netting, peg and twine or other suitable method may be required to maintain the mulch cover.
 - 3) Additional measures shall be taken where necessary in order to avoid siltation into the water. Such measures may include the use of staked hay bales and/or silt fences.
- e. Natural and man-made drainage ways and drainage outlets shall be protected from erosion from water flowing through them. Drainage ways shall be designed and constructed in order to carry water from a twenty five (25) year storm or greater, and shall be stabilized with vegetation or lined with rip-rap.
 - f. The Planning Board may require the plan to be reviewed by CCSWCD or an appropriate professional engineer at the expense of the applicant.

17. Soils

All land uses shall be located on soils in or upon which the proposed uses or structures can be established or maintained without causing adverse environmental impacts, including severe erosion, mass soil movement, improper drainage, and water pollution, whether during or after construction. Proposed uses requiring subsurface waste disposal, and commercial or industrial development and other similar intensive land uses, shall require a soils report based on an on-site investigation and be prepared by state-certified professionals. Certified persons may include Maine Certified Soil Scientists, Maine Registered Professional Engineers, Maine State Certified Geologists and other persons who have training and experience in the recognition and evaluation of soil properties. The report shall be based upon the analysis of the characteristics of the soil and surrounding land and water areas, maximum ground water elevation, presence of ledge, drainage conditions, and other pertinent data which the evaluator deems appropriate. The soils report shall include recommendations for a proposed use to counteract soil limitations where they exist.

18. Water Quality

No activity shall deposit on or into the ground or discharge to the waters of the State any pollutant that, by itself or in combination with other activities or

substances will impair designated uses or the water classification of the water body.

19. Archaeological Sites

Any proposed land use activity involving structural development or soil disturbance on or adjacent to sites listed on, or eligible to be listed on the National Register of Historic Places, as determined by the permitting authority shall be submitted by the applicant to the Maine Historic Preservation Commission for review and comment, at least twenty (20) days prior to action being taken by the permitting authority. The permitting authority shall consider comments received from the Commission prior to rendering a decision on the application.

TABLE 1. LAND USE IN THE SHORELAND ZONE AND WATERSHED DISTRICT

LAND USES	DISTRICTS				
	SP	RP	LRR	LCR	WS
1. Non intensive recreational uses not requiring structures such as hunting, fishing, and hiking	Y	Y	Y	Y	Y
2. Motorized vehicular traffic on existing roads and trails	Y	Y	Y	Y	Y
3. Forest management activities except for timber harvesting	Y	Y	Y	Y	Y
4. Timber harvesting	CEO	CEO ¹⁵	PB	PB	CEO ¹⁶
5. Clearing of vegetation for approved construction and other allowed uses	CEO	CEO ¹⁷	Y	Y	Y
6. Fire prevention activities	Y	Y	Y	Y	Y
7. Wildlife management practices	Y	Y	Y	Y	Y
8. Soil and water conservation practices	Y	Y	Y	Y	Y
9. Mineral exploration	N	N	N	N	PB
10. Mineral extraction including sand and gravel activities	N	N	N	N	PB
11. Surveying and resource analysis	Y	Y	Y	Y	Y
12. Emergency operations-CEO must be notified within 24 hours	Y	Y	Y	Y	Y
13. Agriculture	PB	N	Y	Y	PB
14. Aquaculture	PB	PB	PB	Y	PB

¹⁵In RP not permitted within 75 feet of the normal high water line of great ponds, except to remove safety hazards (with CEO approval).

¹⁶CEO may, at the expense of the applicant, require a soil erosion control plan approved by a recognized authority.

¹⁷In RP not permitted within 100 feet of the normal high water line of great ponds, except to remove safety hazards

	SP	RP	LRR	LCR	WS
15. Principal structures and uses					
a. One and two family residential	PB ¹⁸	N	PB	PB	PB
b. Multi-unit residential	N	N	PB	PB	PB
c. Commercial	N	N	N	PB	PB ¹⁹
d. Industrial	N	N	N	N	N
e. Governmental and Institutional	N	N	N	N	N
f. Small non-residential facilities for educational, scientific, of nature interpretation purposes	PB ²⁰	PB	CEO	CEO	PB
16. Structures accessory to allowed uses	PB ²¹	PB	CEO	CEO	PB
17. Piers, docks, wharfs, bridges and other structures and uses extending over or below the normal high-water line or within a wetland					
a. temporary:	CEO	CEO	CEO	CEO	CEO
b. permanent:	PB	N	PB	PB	PB
18. Conversions of seasonal residences to year round residences	CEO	N	CEO	CEO	CEO
19. Home occupations	PB	N	PB	CEO	CEO
20. Private sewage disposal systems for allowed uses	CEO	N	CEO	CEO	CEO
21. Essential services	PB ²²	PB ²³	PB	PB	PB
22. Service drops, as defined, to allowed uses	Y	Y	Y	Y	Y

¹⁸ Provided that a variance from the setback requirement is obtained from the Board of Appeals.

¹⁹ No commercial development within 250' of the shoreline. Beyond that, all uses that require site plan review in Residential Zone are allowed.

²⁰ See footnote 2.

²¹ See footnote 2.

²² See further restrictions in Section 4.4.8 0(12).

²³ See further restrictions in Section 4.4.8 0(12).

	SP	RP	LRR	LCR	WS
23. Public and private recreational areas involving minimal structural development	N	N ²⁴	PB	CEO	PB
24. Individual, private campsites	CEO	PB	CEO	CEO	PB
25. Campgrounds	N	N	PB	PB	PB
26. Road and driveway construction	PB	N	PB	PB	PB
27. Parking facilities	N	N	PB	PB	PB
28. Marinas	N	N	N	N	PB
29. Filling and earthmoving of less than 10 cubic yards	CEO	CEO	Y	Y	PB
30. Filling and earthmoving of greater than 10 cubic yards	PB ²⁵	PB ²⁶	PB ²⁷	PB ²⁸	PB ²⁹
31. Signs	CEO	CEO	Y	Y	Y

²⁴May be allowed if Planning Board deems they are creating minimal destruction to the environment.

²⁵General Road Maintenance - CEO has authority to refer to the Planning Board Reconstruction - Authority of Planning Board. General Road maintenance does not need Planning Board or CEO approval. For road construction CEO has authority to refer applicant to the Planning Board.

²⁶See footnote 9.

²⁷See footnote 9.

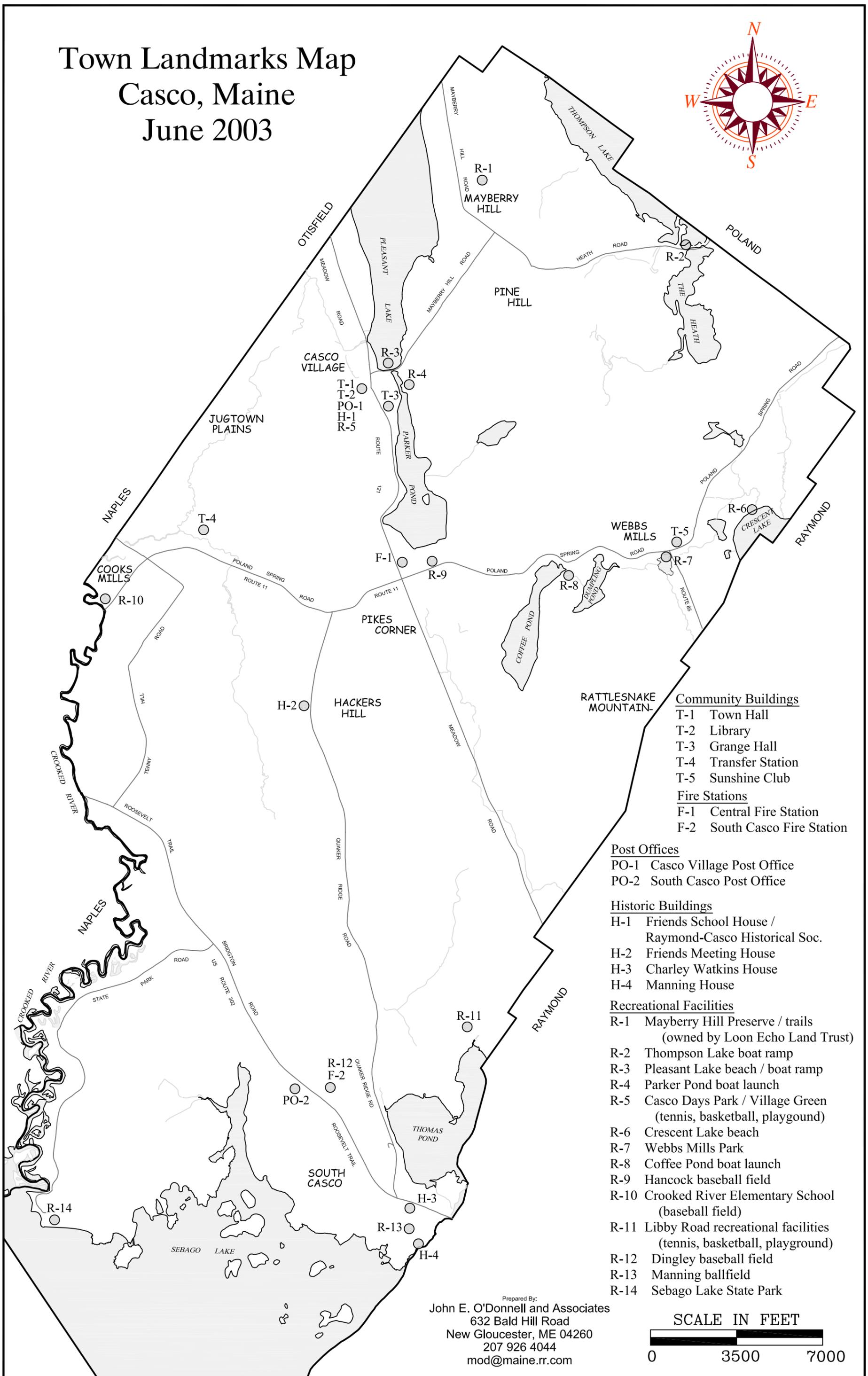
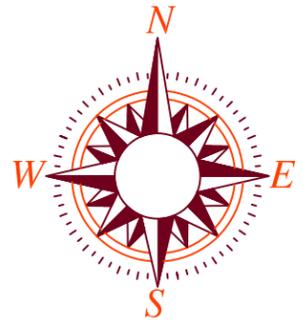
²⁸See footnote 9.

²⁹See footnote 9.

Town Landmarks Map

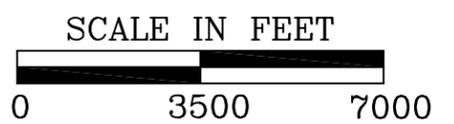
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June 2003



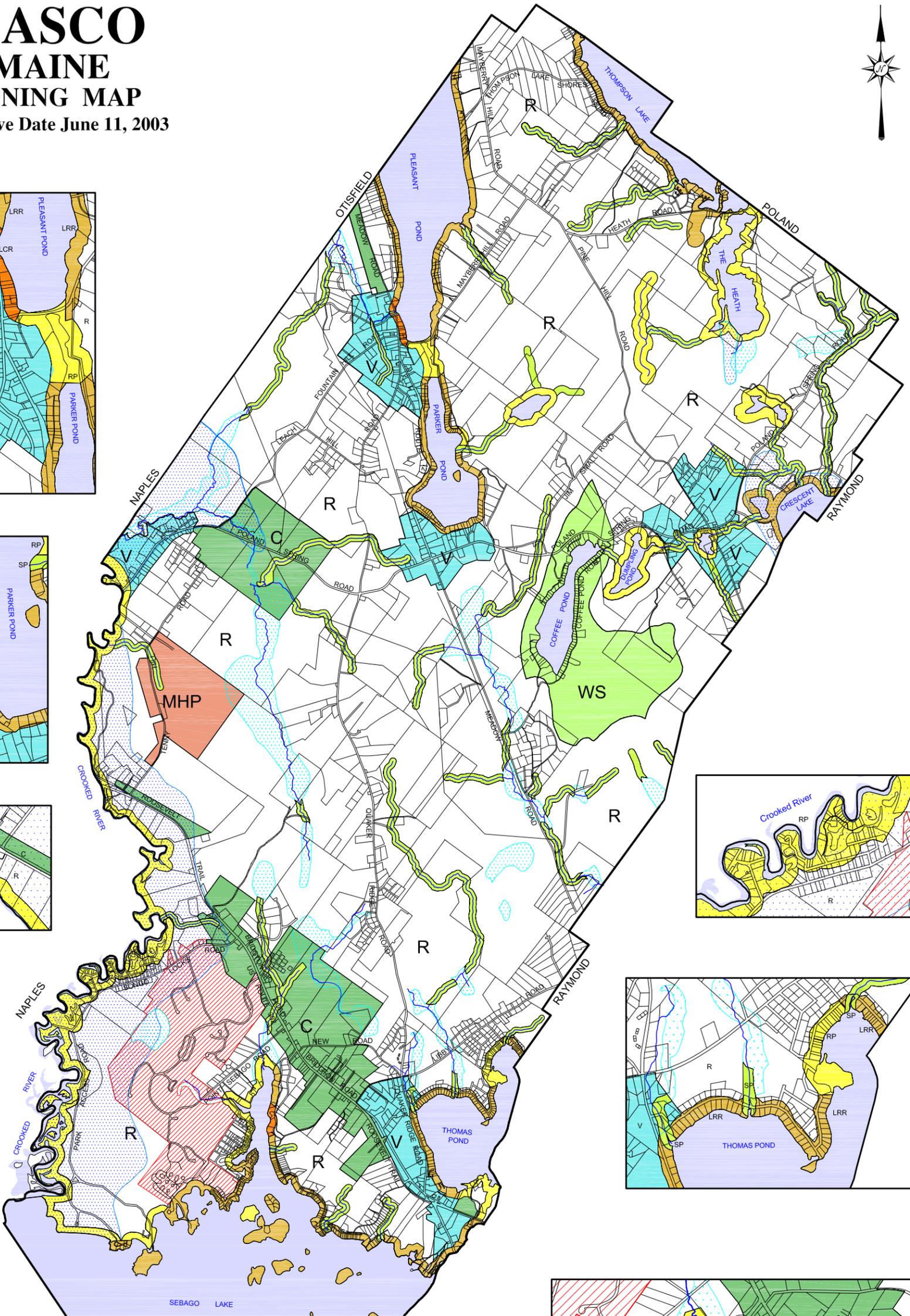
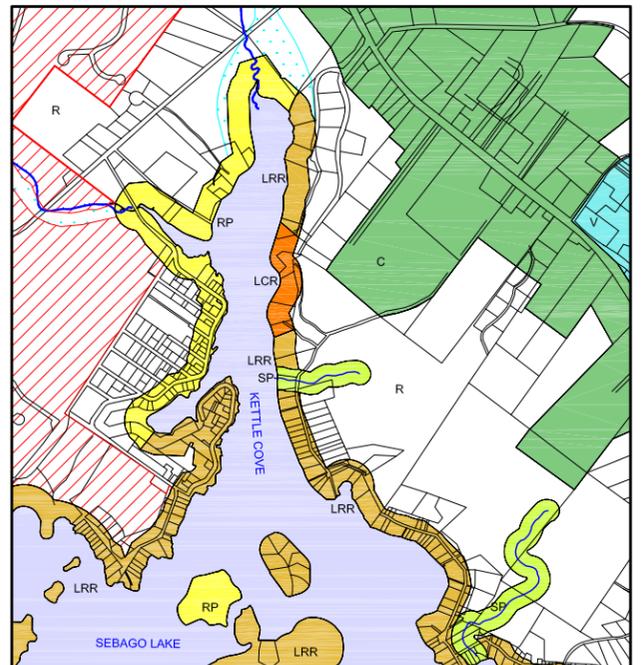
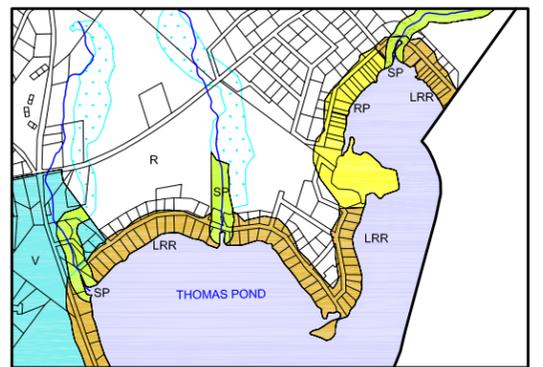
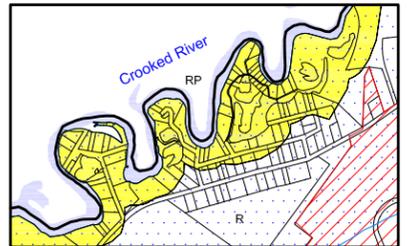
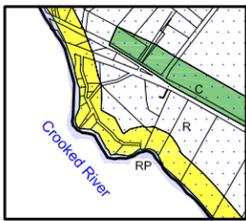
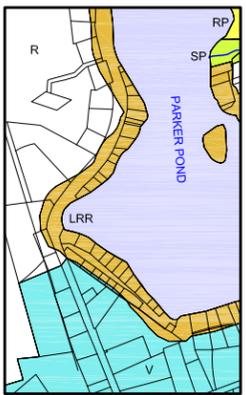
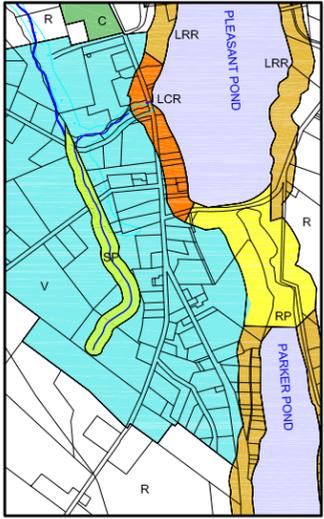
- Community Buildings**
- T-1 Town Hall
 - T-2 Library
 - T-3 Grange Hall
 - T-4 Transfer Station
 - T-5 Sunshine Club
- Fire Stations**
- F-1 Central Fire Station
 - F-2 South Casco Fire Station
- Post Offices**
- PO-1 Casco Village Post Office
 - PO-2 South Casco Post Office
- Historic Buildings**
- H-1 Friends School House / Raymond-Casco Historical Soc.
 - H-2 Friends Meeting House
 - H-3 Charley Watkins House
 - H-4 Manning House
- Recreational Facilities**
- R-1 Mayberry Hill Preserve / trails (owned by Loon Echo Land Trust)
 - R-2 Thompson Lake boat ramp
 - R-3 Pleasant Lake beach / boat ramp
 - R-4 Parker Pond boat launch
 - R-5 Casco Days Park / Village Green (tennis, basketball, playground)
 - R-6 Crescent Lake beach
 - R-7 Webbs Mills Park
 - R-8 Coffee Pond boat launch
 - R-9 Hancock baseball field
 - R-10 Crooked River Elementary School (baseball field)
 - R-11 Libby Road recreational facilities (tennis, basketball, playground)
 - R-12 Dingley baseball field
 - R-13 Manning ballfield
 - R-14 Seabago Lake State Park

Prepared By:
 John E. O'Donnell and Associates
 632 Bald Hill Road
 New Gloucester, ME 04260
 207 926 4044
 mod@maine.rr.com



CASCO MAINE ZONING MAP

Effective Date June 11, 2003



LEGEND

- Districts**
- C Commercial
 - MHP Manufactured Housing Park
 - R Residential
 - SW Streams and Wetland Protection
 - V Village
- Shoreland Districts**
- LCR Limited Commercial / Residential
 - LRR Limited Residential / Recreational
 - RP Resource Protection
 - SP Stream Protection
 - WS Watershed
- Overlay Districts**
- Aquifer Protection
 - Resort Commercial

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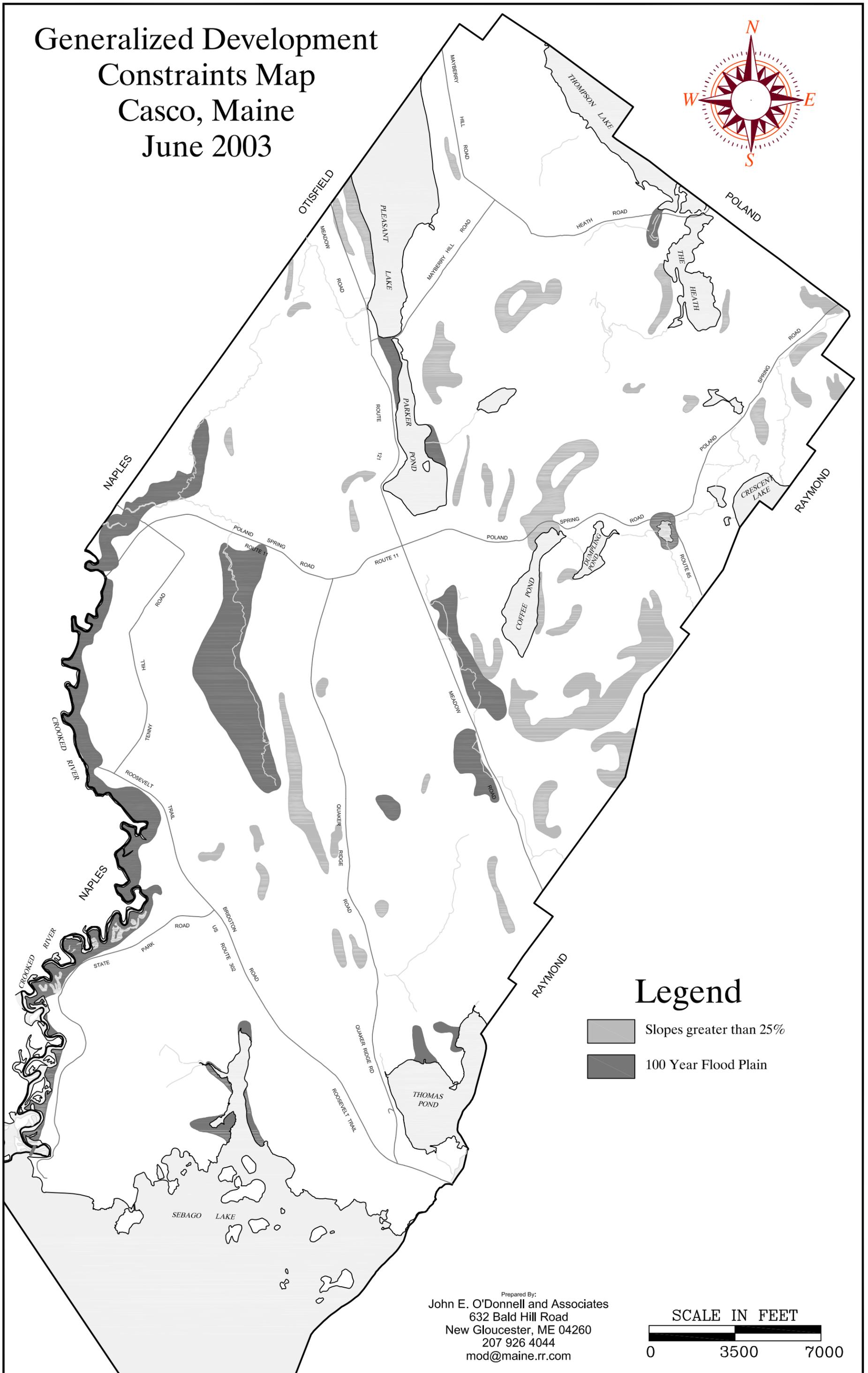
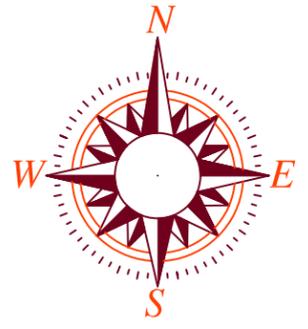
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Prepared by:
JOHN E. O'DONNELL AND ASSOCIATES
NEW GLOUCESTER, MAINE 04260
207 926 4044 john@jeodonnell.com
www.jeodonnell.com

Generalized Development Constraints Map

Casco, Maine

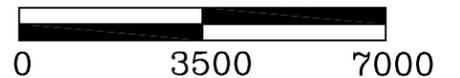
June 2003



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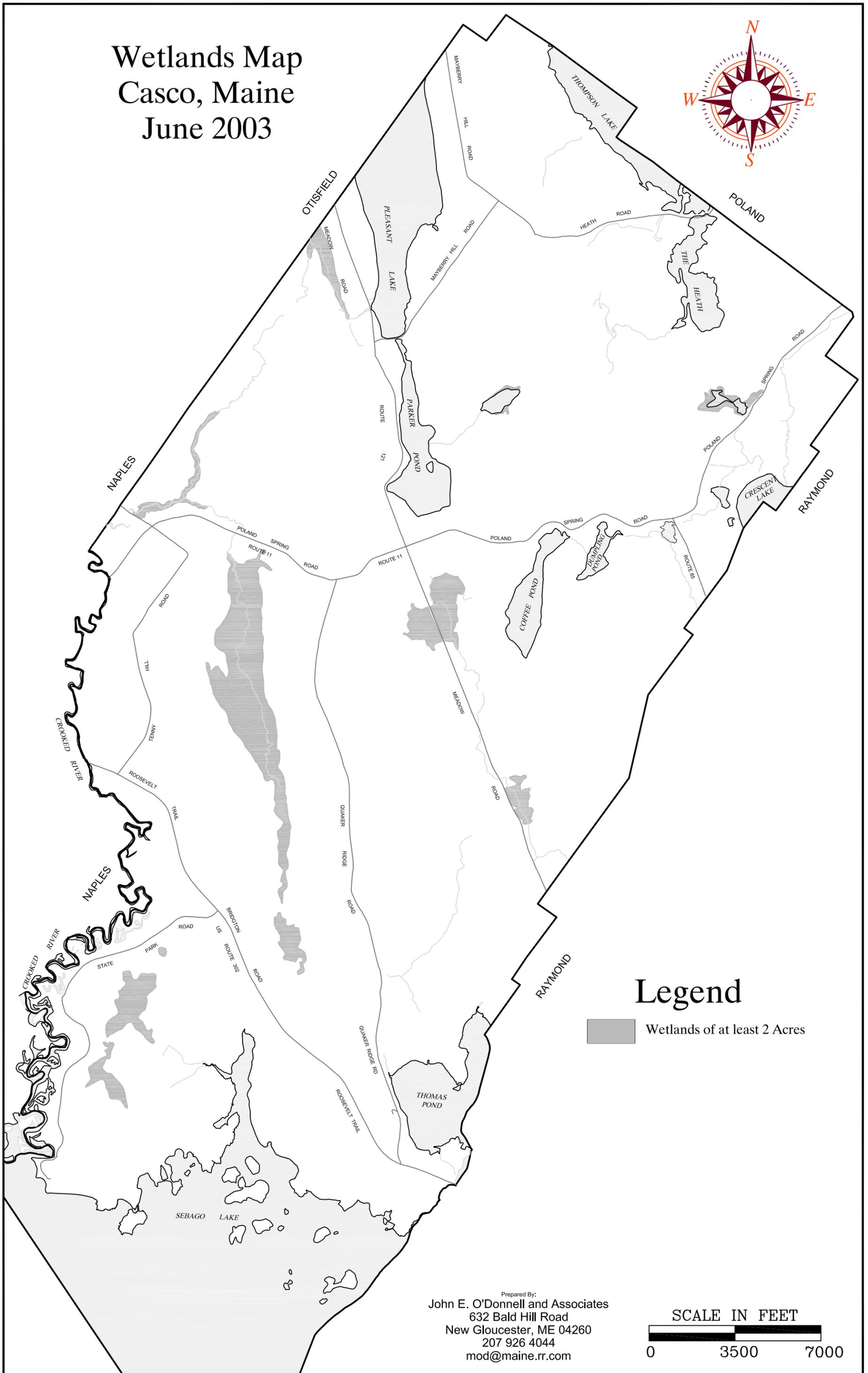
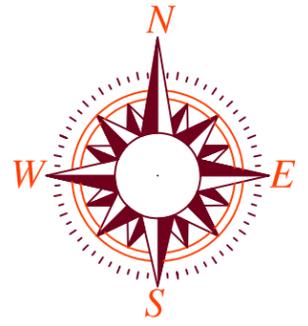
-  Slopes greater than 25%
-  100 Year Flood Plain

SCALE IN FEET



Prepared By:
 John E. O'Donnell and Associates
 632 Bald Hill Road
 New Gloucester, ME 04260
 207 926 4044
 mod@maine.rr.com

Wetlands Map Casco, Maine June 2003

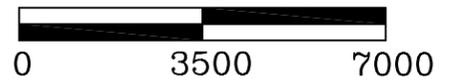


Legend

 Wetlands of at least 2 Acres

Prepared By:
John E. O'Donnell and Associates
632 Bald Hill Road
New Gloucester, ME 04260
207 926 4044
mod@maine.rr.com

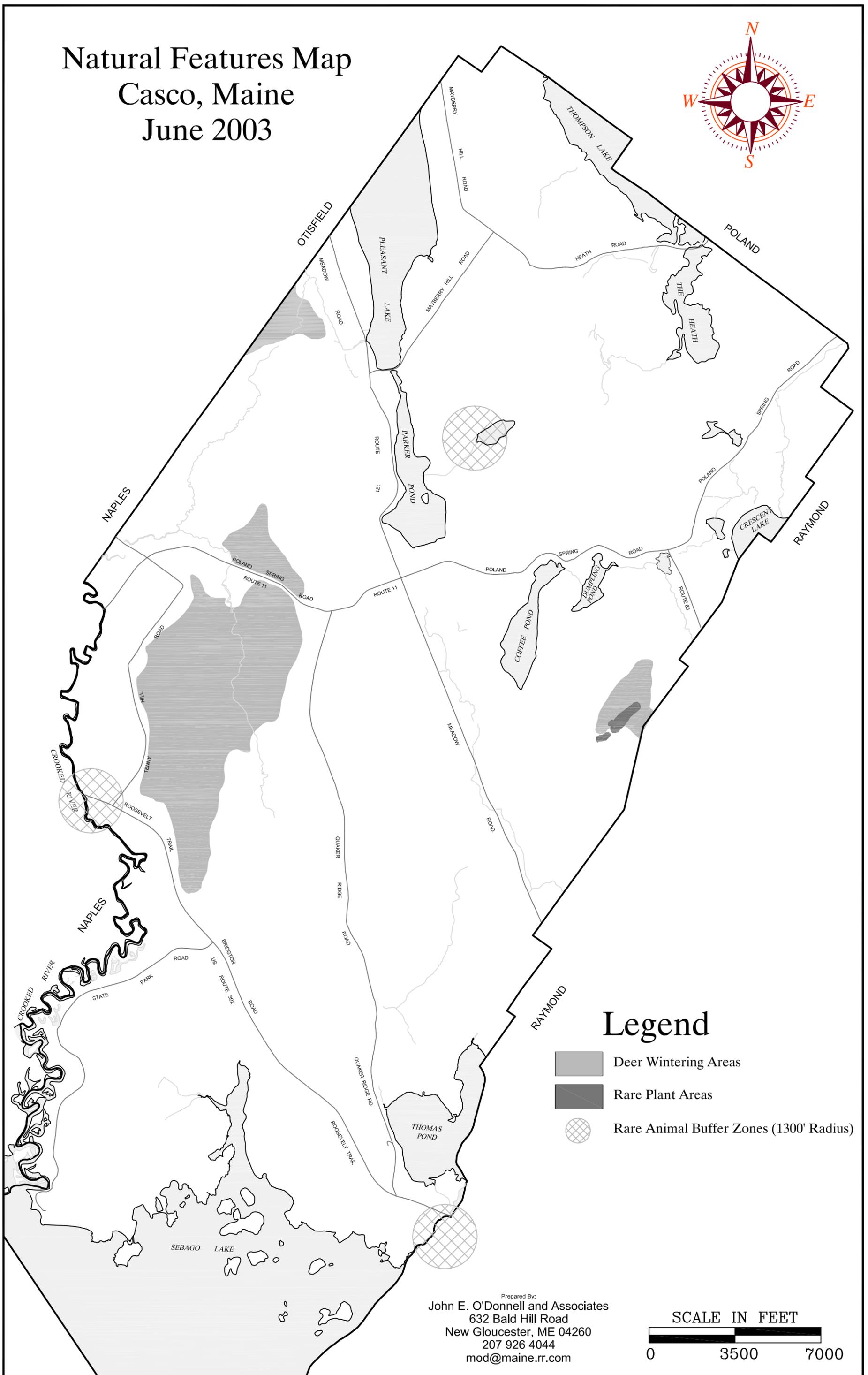
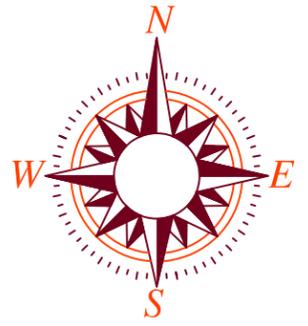
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Natural Features Map

Casco, Maine

June 2003

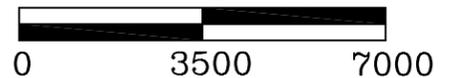


Legend

-  Deer Wintering Areas
-  Rare Plant Areas
-  Rare Animal Buffer Zones (1300' Radius)

Prepared By:
 John E. O'Donnell and Associates
 632 Bald Hill Road
 New Gloucester, ME 04260
 207 926 4044
 mod@maine.rr.com

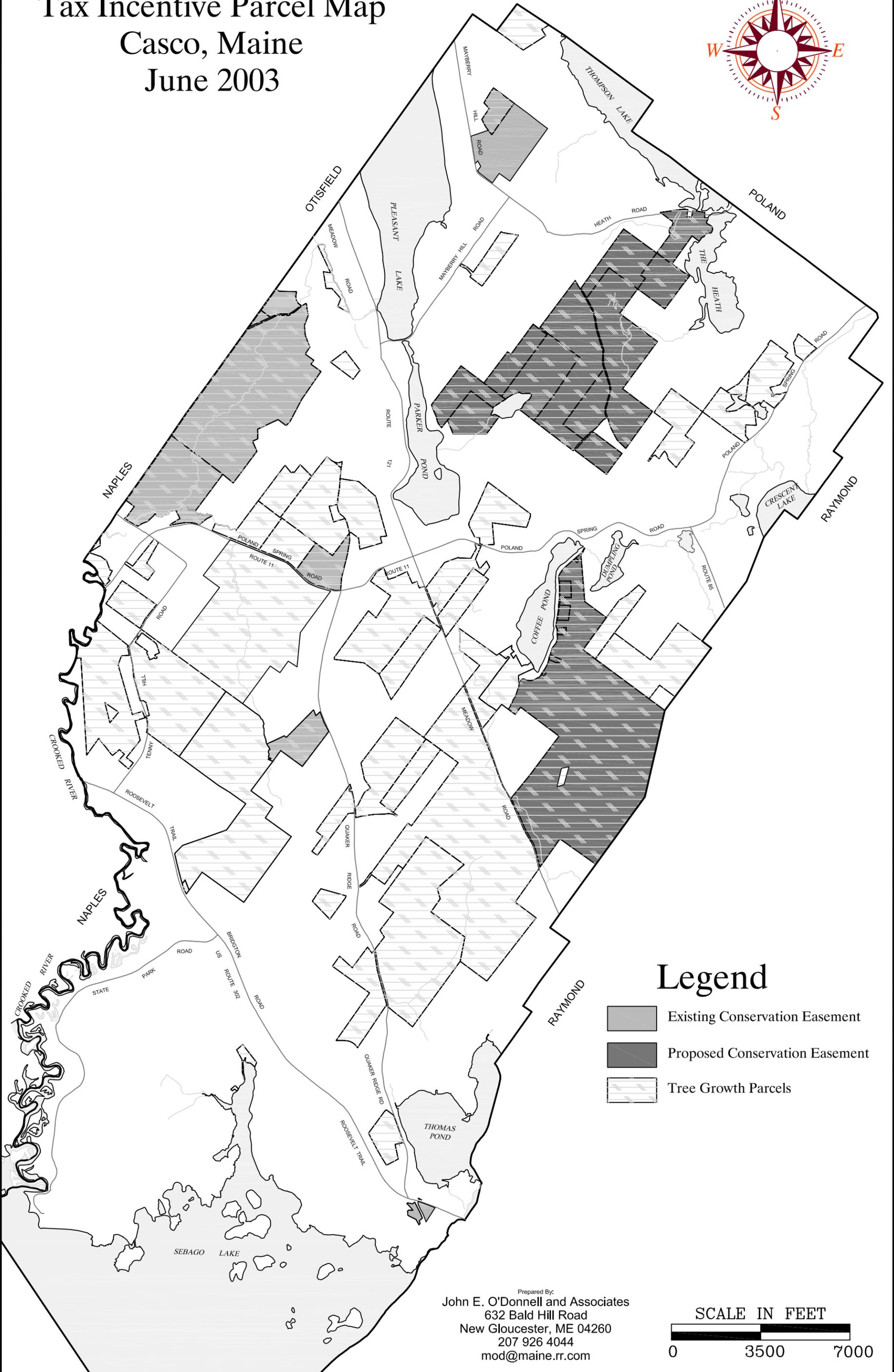
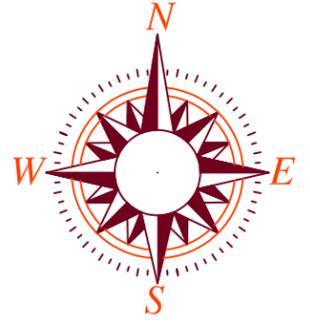
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Tax Incentive Parcel Map

Casco, Maine

June 2003

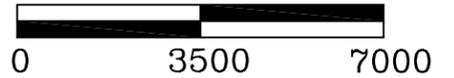


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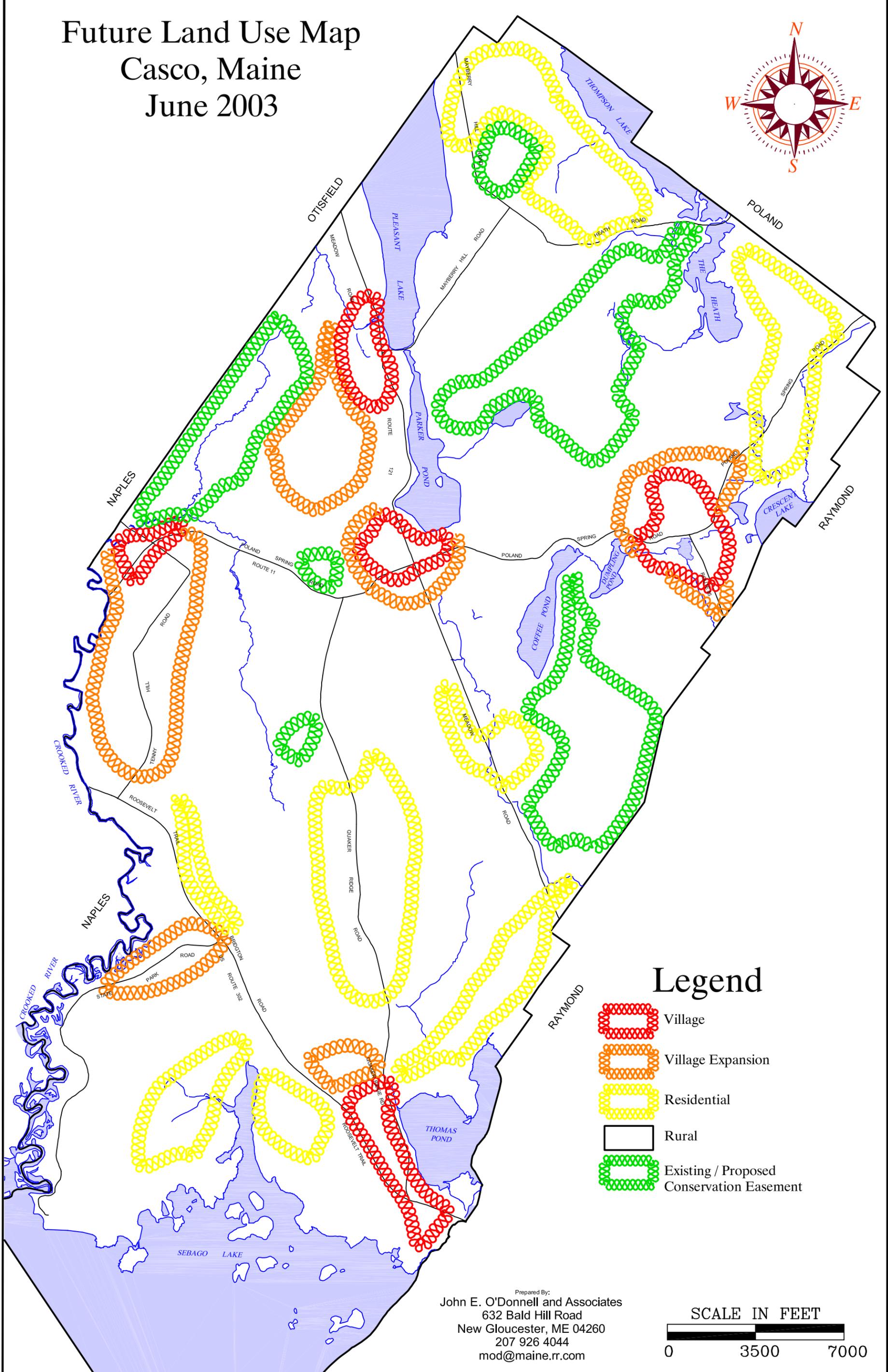
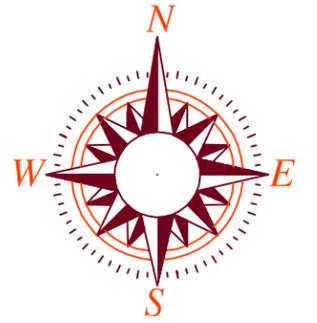
-  Existing Conservation Easement
-  Proposed Conservation Easement
-  Tree Growth Parcels

Prepared By:
 John E. O'Donnell and Associates
 632 Bald Hill Road
 New Gloucester, ME 04260
 207 926 4044
 mod@maine.rr.com

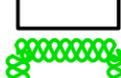
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Future Land Use Map Casco, Maine June 2003



Legend

-  Village
-  Village Expansion
-  Residential
-  Rural
-  Existing / Proposed Conservation Easement

Prepared By:
John E. O'Donnell and Associates
632 Bald Hill Road
New Gloucester, ME 04260
207 926 4044
mod@maine.rr.com

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