

CASCO

COMPREHENSIVE PLAN



Approved on January 30, 2024
Special Town Meeting

Acknowledgments

Many passionate people have contributed time, energy and ideas into the making of this new Comprehensive Plan. We hope that when you read it, you hear your voices in this plan. More than that, we hope that you will continue to lend your voice, and a helping hand to move ideas into action.

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Introduction

Welcome to the Town of Casco's Comprehensive Plan

The Comprehensive Plan Steering committee is proud of the work done over the past two years to create this guiding vision for a focused future of targeted growth of services, infrastructure, and policies in Casco. We feel connected to the Plan and responsible to see its recommendations moved forward — and we hope the other residents of Casco feel this way as well. As you move through these pages, please know the plan was built with a people-driven, data-informed process; gathering input, feedback and experiences from current residents as well as a review and nod to Casco's treasured past. The recommendations are supported with an entire set of chapters full of extensive local and regional data from archaeology and history, demographics and population, economy and housing, to water and natural resources, and everything in between.

This Plan focuses on preserving the woods, waters and open space and maintaining the rural character of our town while bringing in needed services and desired infrastructure where appropriate. The planning process has identified seven Big Ideas and associated strategies outlined later in this document, that can be used to guide our town into the future. The Big Ideas are: Protect Woods, Waters, and Open Space; Support Diversity and Multi-generational Community Life; Connect the Villages with Safe Streets and Trails; Attract Local Businesses and Entrepreneurs; Maintain Fiscal Stability and Accessible Government; Be Leaders of Resiliency; and, Activities for All. The strategies under each Big Idea are meant to be used during Plan Implementation, as a starting point for community discussions relating to the vision and goals of the plan.

The adoption of the Comprehensive Plan is a guided starting point for our future. There will be many, many ways and times for the people of Casco to continue to be involved in forming the future of our town. Casco is a small town powered by volunteers, and volunteers will be needed to improve communication; committees will need volunteers to perform tasks; Public hearings will be held for input on updated zoning. The adoption of this plan is just the beginning!

The Committee is immensely grateful for the time so many community members put in during our numerous public workshops, open houses and meetings to provide feedback and support for this work.

Snapshot of Community Engagement

From April 28th through May 2nd, 2022, the Town hosted, “Casco Planning Days,” an intensive, multi-day public planning and design event to develop a vision for the future of Casco. Over the course of five days and about 50+ hours, people participated in hands-on workshops, focus groups and big community conversations to create this plan.

The Select Board in Casco decided early on that it wanted to have an open, inclusive planning process that made it easy for people to contribute ideas and be part of decision

making. Marketing and outreach was robust, a temporary studio, or physical hub was opened at the community center, and an online hub was created, too. For five days, the consulting team, leadership and the Comprehensive Plan Committee staffed the studio and talked to anyone and everyone who came through the doors.

The best plans are made when communities plan together, and when design happens with the people who are most affected by the outcomes. The spirit of inclusiveness is evident, we think, in the visions and big ideas that this plan lays out. For more information about the engagement process - and what happens next - see section, “A Continuum of Community Engagement and Implementation”.





Photos: GPCOG





A Brief History

By: Alice Bradeen, Casco Resident

Aside from its residents and visitors, what gives a town identity? When one thinks about historic New England and areas that have managed to keep history relevant whilst keeping pace with the times, will they think of the Lakes Region area of Maine? Of Casco? How do we honor the past and the present, old families and new, historic buildings with modern? What has brought people to town, and what has compelled them to stay? The comprehensive planning committee is working diligently to answer these questions so Casco can move into its future in a purposeful way.

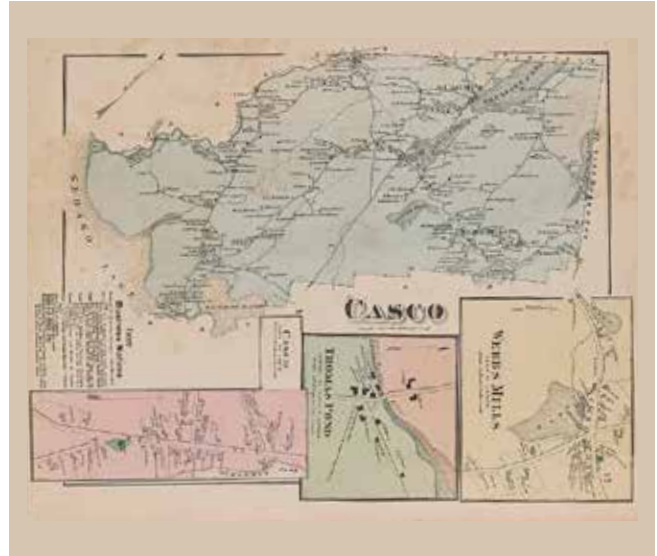
Casco was formed in 1841 after a separation from then "Raymondtown". The people who lived in what is now Casco felt separated from what is now Raymond by areas that were geographically challenging to navigate. There was a sense of disconnect and inefficiency with the way things were, and a committed group of people worked tirelessly to change it. It was important to them to have agency in their

community. Prior to the division, a townhouse was built on the Plains Rd. in Raymond (currently Camp Timanous) with the intent of serving as a central location for all. This ultimately inconvenienced more people and the secession was approved. Casco's first town meeting was held at the Friends Meetinghouse on Quaker Ridge Rd., which was built in 1814 and still stands today.

Casco once consisted of a series of small village areas, each tending to have a church, a school, a general store, a blacksmith shop, mills, etc. in order to sustain the nearby residents. If you take a look at one of the old maps (1857, or 1871) you can see where homes and businesses were clustered. Webbs Mills and South Casco by Thomas Pond were two of the larger villages of the late 19th and early 20th centuries. The people of Casco were determined, independent, and persevered through many challenges.

Why is it important to preserve the past as we look to our future? History reminds us that we accomplish more together, that communities are formed by the people who live in them even more than the buildings they live in. That said, when we keep history alive through preservation and mindful updates, we show we value our community and the time and efforts of those who came before us. History provides roots, or a foundation from which the future grows. What we do today will be our legacy to future generations of Casco residents.

We acknowledge that the Town of Casco is located in the traditional territory of the Wabanaki Confederacy.



Above: An historic map of Casco from 1871. Casco once consisted of a series of small village areas, each tending to have a church, a school, a general store, a blacksmith shop, mills etc. Photo: Town of Casco

Below: Campers exercising at Camp Mechano, South Casco, 1924. Photo: Maine Memory Network



A Vision for Tomorrow





Protect the Village & Rural Way of Life

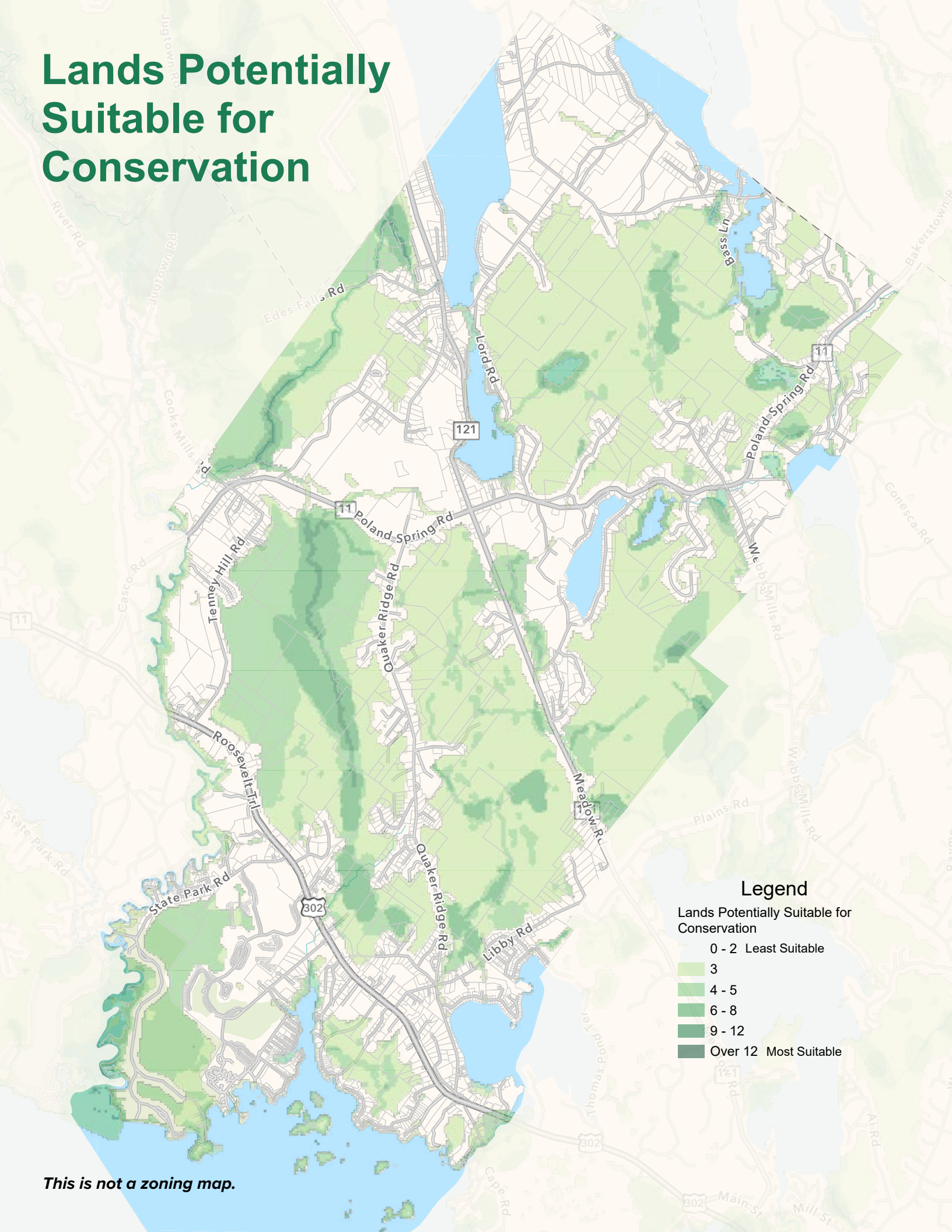
Residents of Casco agree that the ongoing and future protection of their villages, woods and waters is of highest importance. The potential for future development is acknowledged given Casco's place in Cumberland County and the in-migration that is happening to the State of Maine. The ethos of this plan carries forward much of the direction expressed in the 2006 Comprehensive Plan: preserve what makes Casco, Casco. Direct intentionally-designed growth to places where multiple community goals can be achieved.

5

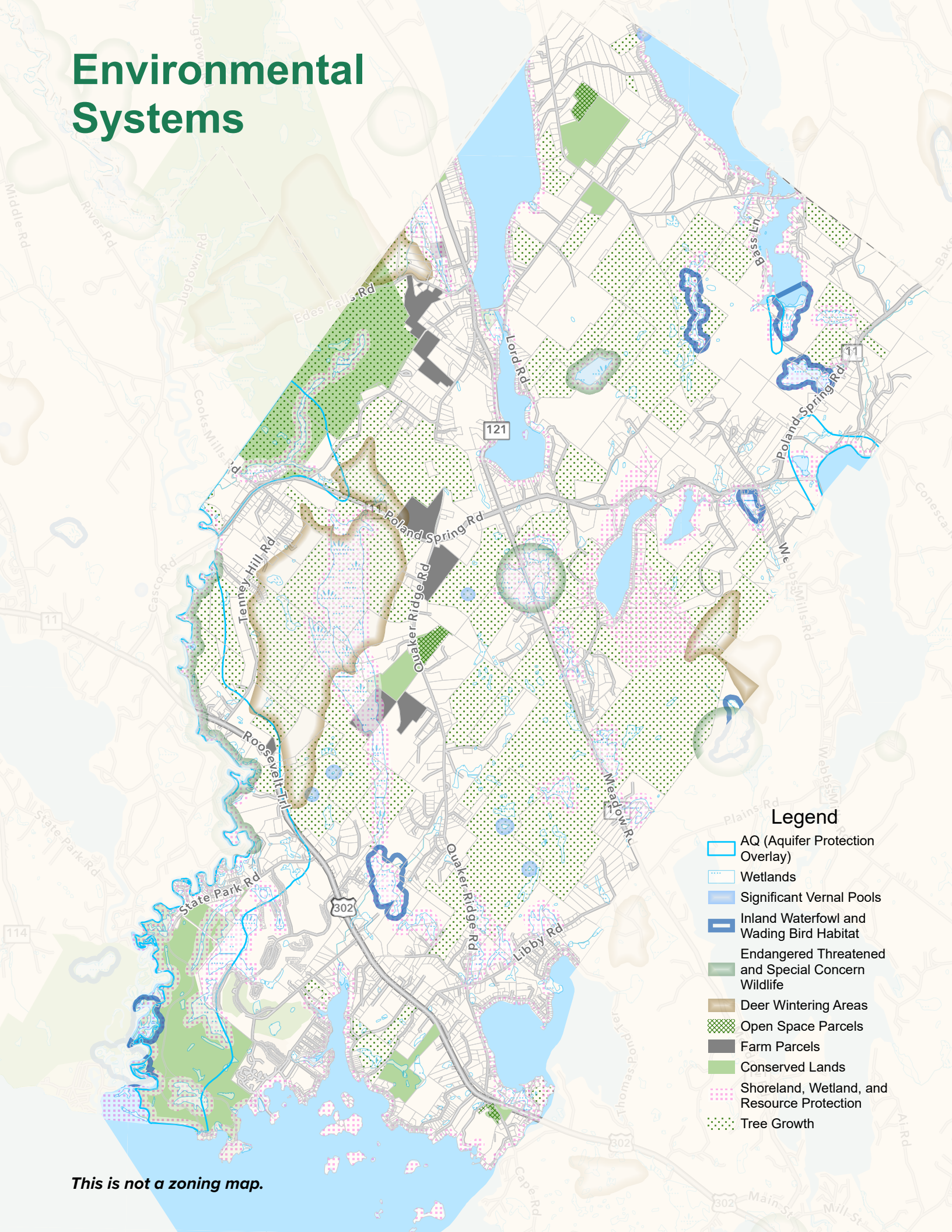
KEY LAND USE INITIATIVES SUPPORTED BY THE COMMUNITY

- 1 The villages of Casco should be protected, but limited, small-scaled development should be allowed to provide local neighborhood amenities:** coffee shops, small stores, multi-generational gathering spaces to meet neighborhoods and engage in social/recreational activities. The emphasis should be on replicating — not exceeding — the size and scale of buildings and the architectural vernacular that is here today. Contemporary, placeless architecture, large retailers and strip development that is found in neighboring towns along Rt. 302 should be strictly prohibited, and zoning standards should ensure the physical patterns of what is here today remains tomorrow.
- 2 Pike's Corner and Cooks Mills, historically considered as villages, have an opportunity to evolve into walkable, mixed-use village neighborhoods with new houses and some limited businesses.** The form of development here should replicate the same pattern of historic settlement found in the other villages, aesthetically controlled through new form-based zoning standards.
- 3 The water quality health of the lakes and ponds is of critical importance to residents.** People recognize that the stability of the town's tourist-based economy is dependent on good water quality, and a combination of continued Shoreland Zoning enforcement, education, monitoring and other programmatic activities is needed. People also recognize that long term permanent protections of forested lands, which comprises much of Casco's land area today, will ensure watershed health.
- 4 The businesses that call Casco home should be supported and valued for their contribution to the local economy.** Additional economic development and the attraction of business that creates demand for skilled labor and higher paying jobs is much desired for the Rt 302 corridor. Allowing more intense, concentrated development in some areas of Rt 302 will incentivize growth to focus on one area rather than sprawl out along the corridor in ways that residents strongly oppose.
- 5 Lands enrolled in tree growth are owned predominantly by two private landowners.** Residents expressed gratitude and appreciation for the (mostly) informal public access they enjoy to these privately held parcels. Residents are concerned that, over time, this relationship could change. With so much of Casco's land being held in Tree Growth, residents feel vulnerable they could lose this one great thing that makes up their identity and way of life.

Lands Potentially Suitable for Conservation



Environmental Systems



Legend

- AQ (Aquifer Protection Overlay)
- Wetlands
- Significant Vernal Pools
- Inland Waterfowl and Wading Bird Habitat
- Endangered Threatened and Special Concern Wildlife
- Deer Wintering Areas
- Open Space Parcels
- Farm Parcels
- Conserved Lands
- Shoreland, Wetland, and Resource Protection
- Tree Growth

This is not a zoning map.

LANDS POTENTIALLY SUITABLE FOR CONSERVATION

The Lands Potentially Suitable for Conservation map is provided by MDIFW Beginning with Habitat Program. This is a natural resources co-occurrence map, “its purpose is to highlight a given area’s relative conservation values to aid in planning.” Data layers represent the concentration of environmental assets including rare and exemplary natural communities, threatened and endangered species, significant wildlife habitats and riparian zones and water resources, and undeveloped habitat blocks.

Residents can access an interactive data viewer at:

www.maine.gov/ifw/fish-wildlife/wildlife/beginning-with-habitat

ENVIRONMENTAL SYSTEMS

An Environmental Systems map was created and used during the public engagement process to lead the community through a conversation about where to protect historic settlements, farms, woods, waters and habitats. The Environmental Systems map communicates the protective policies that the town has implemented to date and contrasts this with the vast amount of land that is privately held, much of which is enrolled in Tree Growth and not secured in terms of future public access or land protection.

During Casco Planning Days, residents confirmed conservation priorities. People engaged in a hands-on mapping workshop to identify places people thought should be prioritized for protection and places where growth and development felt appropriate. Participants worked with a base map including wetlands, waterbodies, conserved lands, significant/natural habitat, water protection, recreational access, elevation, and current development. Participants also had access to the Lands Potentially Suitable for Conservation map. The visioning and mapping exercise showed that open space and forest preservation for recreational access and aesthetic purposes remain a top priority to Casco residents.

The Environmental Systems map uses the following combination of data layers from both town GIS sources and IFW Beginning with Habitat:

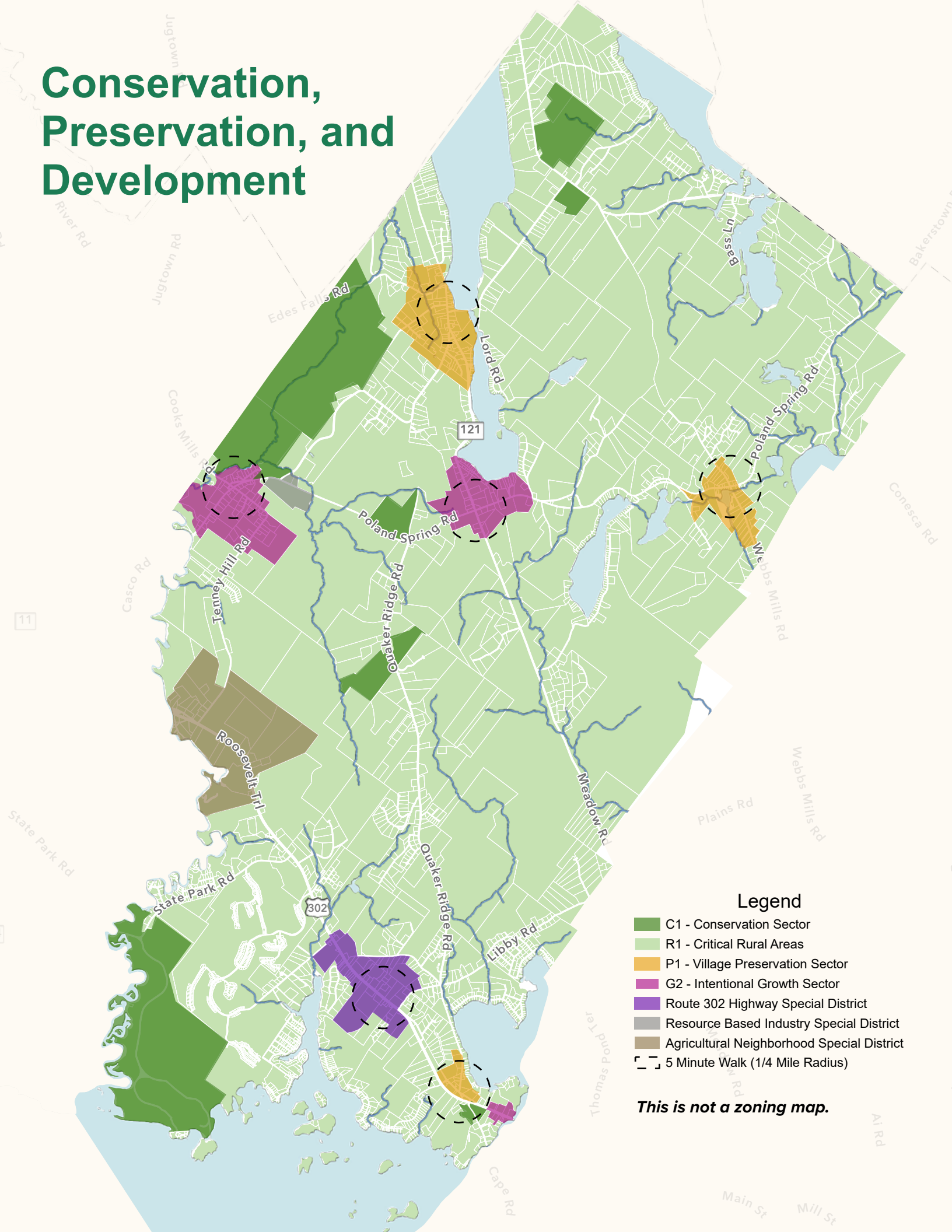
- Aquifer Protection Overlay District, Shoreland Zoning District, Streams and Wetlands Protection District
- Shoreland, Wetland, and Resource Protection Overlay Zones
- Significant Vernal Pools
- Inland Waterfowl and Wading Bird Habitat
- Endangered Threatened and Special Concern Wildlife
- Deer Wintering Areas
- Conserved Lands, Open Space, Farm and Tree Growth Parcels

ENVIRONMENTAL REGULATIONS

A number of environmental protection policies are in place to protect groundwater, water bodies, drinking water supplies and water quality. For a thorough inventory of existing zoning policies, see data chapter, “Water and Natural Resources”. Having prepared the last comprehensive plan under this same review criteria, a number of the recommended minimum policies for protection of land and water, and land use development have been put into place. The town’s land use ordinances have been reviewed for consistency with current state laws.

The Big Idea, “ Be Leaders of Resiliency”, and, “Protect Woods, Waters, and Open Space” identify a number of policy-related action strategies to further protect critical resources. Strategic partnerships for implementation are also identified, such as the local land trusts, lakes associations, and regional planning agency.

Conservation, Preservation, and Development



CONSERVATION, PRESERVATION & DEVELOPMENT MAP

The Conservation, Preservation and Development map of Casco has been created through a balanced and considered process of community engagement, identifying community values, studying historic settlement patterns and exploring important environmental data. For a town located so close to Portland, and in a county where people are migrating within the county to seek more affordable housing, Casco understands now is the time to implement zoning policies that will direct development and investment to the areas of town already settled.

This map reflects places in Casco that are conserved, places that should be preserved, and places that have development investment opportunities. Future development and land use activities are being directed into strategic locations and at a scale and level that aligns with the future vision for each place: portions of the Route 302 priority corridor, and five villages. In most cases, these areas already had some degree of human settlement or past investment in municipal buildings, lands and infrastructure. In some cases, such as the Watkins Flats area, current commercial zoning rights combined with regional growth pressures will sway what happens here. So while it may have some critical resources, future growth can be shaped to mitigate impacts.

Next, whereas the previous plan identified a number of sprawling residential transitional areas, this plan intentionally eliminates that designation, instead identifying land as rural or as a place type — a place for protection, enhancement or transformational development. The plan and recommended land use policy amendments directs development away from critical resources and environmental systems.



SECTORS



C1 - Conservation | NO GROWTH

This is a No Growth area. It contains land that has been protected from development in perpetuity, by way of acquisition, easement, covenant or agreement. The legal instrument for each parcel explicitly calls out how the property can be used, but generally a limited amount of development is accommodated. As new lands are secured for conservation or preservation, those lands would be added to this sector and map.



R1 - Critical Rural Areas | LIMITED GROWTH

The R1 area identifies critical rural lands comprising of forests and timber resources, significant farms and farmlands, open space, lakes and ponds, scenic areas and views, high-value wildlife and fisheries habitat, aquifers, flood buffer and floodprone areas, and open lands functionally necessary to support a vibrant rural economy. Lands located here are deserving of the maximum protection from development. While this area currently has a range of regulatory protections in place, new development should continue to be subjected to environmental regulations, and stronger site design standards should be considered to further protect the town's rural assets and minimize negative impacts to land and water, flora and fauna. Further, it is hoped that a combination of voluntary rural, form-based code tools can encourage development to organize in the least-impactful way on the land.



P1 - Village I | PRESERVATION, LIMITED GROWTH

The Villages designated for Preservation recognize that build-out has predominantly occurred and some infill of new buildings, renovation of existing buildings - including civic buildings should be allowed. The presence of civic buildings (including churches), public spaces and other municipal amenities here serve as social gathering centers and recreational outlets. There is a desire to continue to invest municipal dollars into buildings, land and infrastructure despite the fact that limited future growth will occur in these historic settlements. These areas should be rezoned from simply one Village District into two - three districts, reflecting the predominantly residential nature of the buildings, yet recognizing the dimensional pattern of what is here and allowing for some limited commercial uses and a variety of residential building types. The villages designated P1 include: Casco, Webbs Mills, and South Casco Village.



G2 - Village I | ENHANCE, LIMITED GROWTH

The villages designated for enhancement through limited growth provide places for new housing and mix of neighborhood businesses and services to help support the neighborhood and town's tax base. In the Cooks Mills area, the town recently invested money renovating the Crooked River School, and there's an opportunity to build out a new village neighborhood center here in a pattern similar to the historic villages. In Pike's Corner, the town has created a municipal campus with town office, fire station, recently improved park, and acquired lands for water access to Parker Pond. Currently a rural crossroads (but known historically as a village), this area has the potential to transform into a handful of walkable, mixed use blocks of neighborhood with limited commercial activities and a variety of residential building types. The "Water's Edge," along the southeastern-most portion of Route 302 in Casco, a former antique mall, metalsmith, and fabrication site, is also an opportunity for reinvestment. Allowing places for new villages with smaller lots will incentivize development to locate here rather than in areas requiring big lots and longer roads to serve them.

SPECIAL DISTRICTS

The following Special Districts identify additional areas of town for designated growth and development. Many of these areas are currently zoned to allow land use activities and development in alignment with the land uses and activities that are happening here today. Assigning special districts allows the town to be more nuanced in its approach to how future development will occur here, recognizing the unique characteristics of the land, existing development, and desired future use for each.



Route 302 Highway Special District I DESIGNATED GROWTH AREA

This special district would allow a portion of Rt 302 to have increased development rights allowing the area to develop into a high quality, attractive, dense commercial mixed use district. The intended pattern of development here would place smaller footprint buildings of higher quality design and construction towards the front of the lots, with larger footprint, simpler buildings such as fabrication buildings, hotels, inns, and multi-unit apartment buildings towards the back of lots. Development would organize around connected, walkable street blocks rather than individual driveways, dead end streets and parking lots serving individual buildings. New frontage created by a street network would serve as frontage for new buildings. Local trips between buildings would occur on this internal connected street network rather than on Rt 302. Properties with buildings today could fill in with new buildings in front of existing ones, improving the aesthetic along Rt 302. Storage and warehouse buildings could be screened by these new buildings. The town could actively attract new employers to this area of town, and permit supportive workforce housing here.



Resource-Based Industry Special District

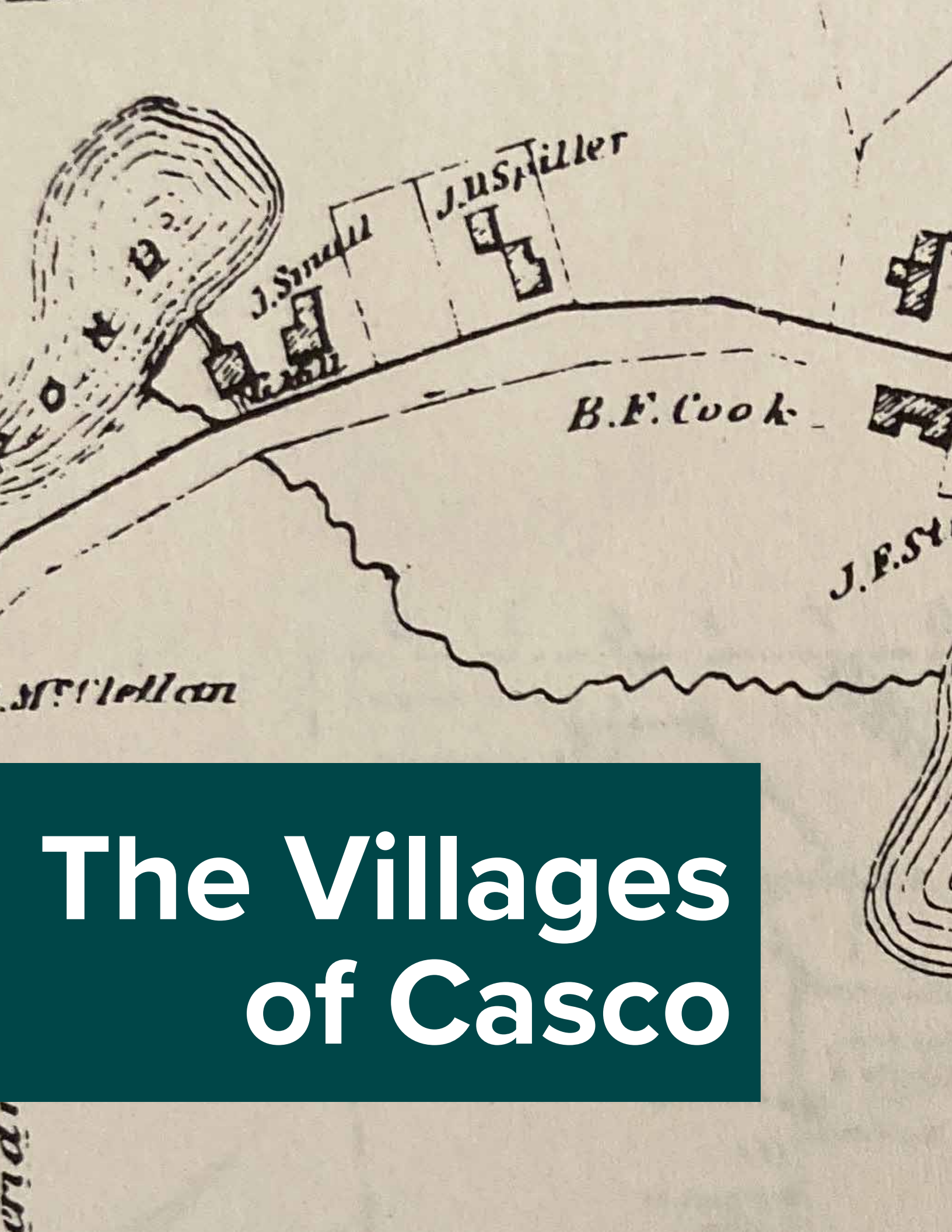
DESIGNATED GROWTH AREA

This special district includes Hancock Lumber's mill and retail outlet. It reinforces the land use activities that occur here today and make it easy for expanded operations to happen should businesses want to do so. Special performance standards could address any potential concerns like noise, dust, traffic, and stormwater runoff.

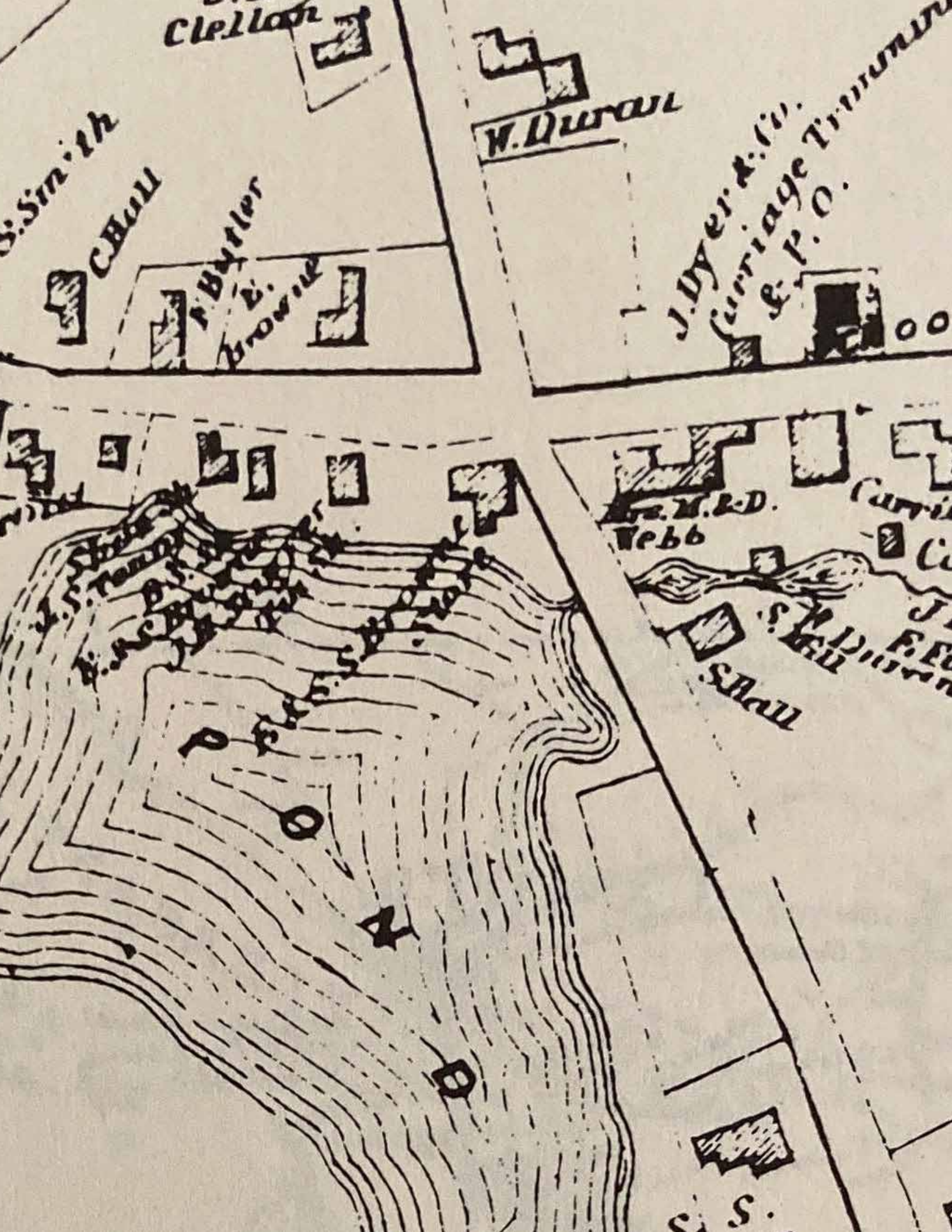


Agricultural Neighborhood Special District

This special district allows development to emerge as a complete neighborhood of village scaled lots, blocks and streets oriented around agriculture and continues to allow commercial activities. The Watkins Flats area at Rt 302 and Tenney Hill could develop as an agricultural neighborhood where the much loved farming, agricultural buildings (farmstand), and scenic views are preserved and integrated into a new neighborhood. The building of workforce and farm worker housing should be encouraged, as should tourist-based agricultural supportive commercial business such as inns, retail stores, farm-to-table restaurants, farmers markets, artisan and makerspaces, food production, and wellness-oriented services and activities. A portion of this property is zoned Aquifer Protection District, and development that occurs here should be designed to minimize and avoid impacts to the aquifer, such as limiting impervious surfaces and using current Maine DEP stormwater best management practices to guide site design.



The Villages of Casco



Clellan

C. Smith

C. Ball

F. Butler

E. Browne

W. Durand

J. Dyer & Co.

Carriage Trimmings
& P.O.

F. M. & D. Webb

S. Hall

S. S.

Carriage

Co.

J. F. E. D. Co.

F. E. D. Co.

Strengthening Casco's Villages

From the planning process the team learned that Casco has intact villages, many of which have very similar patterns as others. While the villages identified have historically provided more resources — commercial activity, social institutions, and recreational space — they have become almost entirely residential.

While trails and protection of open space have been a focus, less attention has been given to protections and enhancements in the villages. Casco Village, Pike's Corner, and Webbs Mills each have formal outdoor public spaces. The historic Grange in Casco Village is no longer active and privately owned. While the villages do not have housing clustered around a central

point, they comprise little other than residential space. In the whole of Casco, there are very few local shops, particularly outside of the industrial/commercial stretch of Rt. 302. Nowhere in Casco is walkable, even within villages. To travel between villages requires personal vehicles as they are completely disconnected.

The future of the villages can be an evolution into, or back to, well-rounded centers. Pike's Corner, also referred to as the Crossroads, is one strong example of the potential for growth in Casco's Villages. There is the potential for a commercial center and municipal campus. In its geographical position near the center of Casco, any effort to connect the villages would be centralized through Pike's Corner, making the area more of a crossroads where people intersect and meet rather than an intersection where cars speed through.

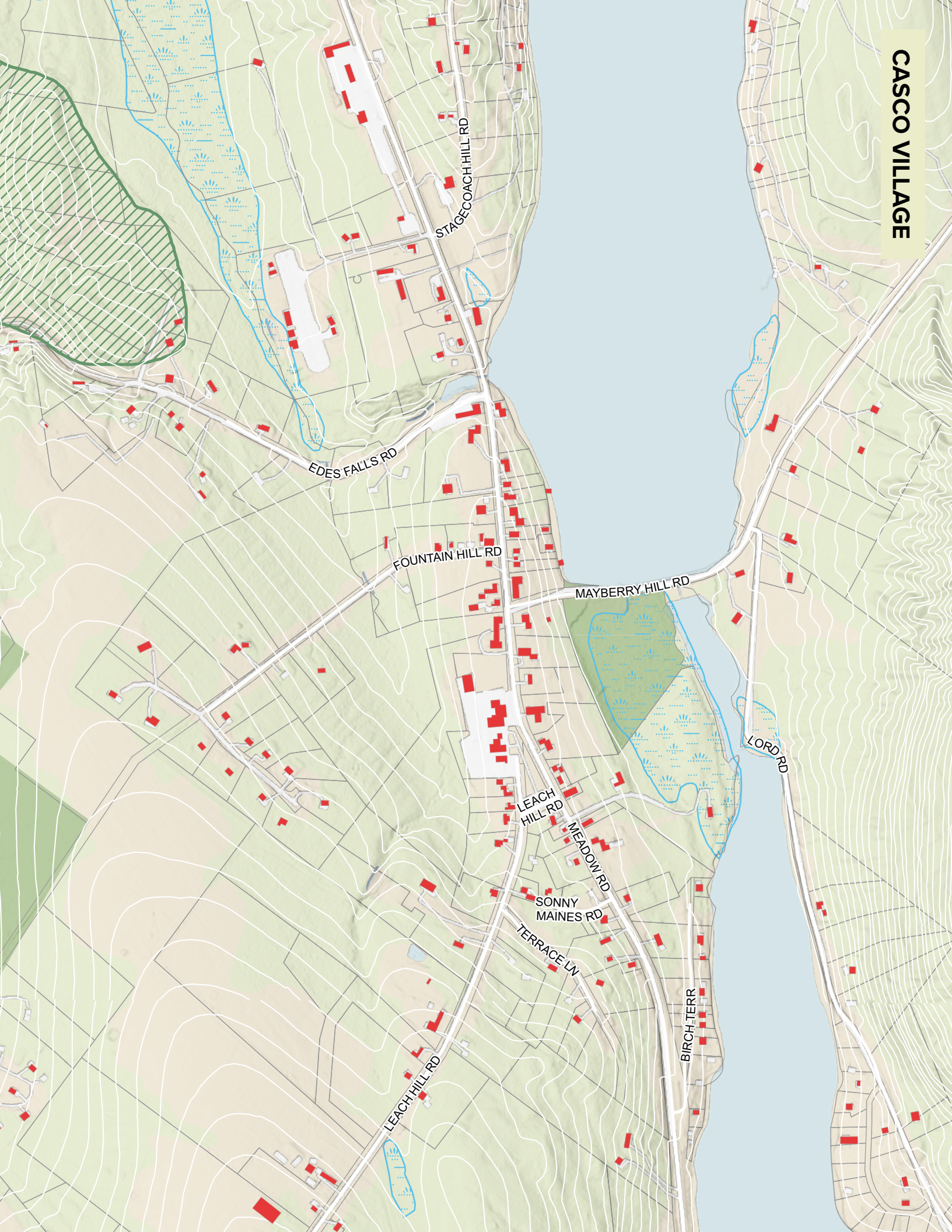




Casco Village

Casco Village is the social center of the town, home to the Community Center, Library, Casco Village Church, Village Green, and Casco Days Park where the annual Casco Days fair is hosted. The village contains one of two public beaches and some of the only sidewalks in Casco. The village is characterized by a number of historic buildings despite losses in recent years such as the historic Grange Hall.

CASCO VILLAGE





Casco Village is centered on Route 121 along the western side of Parker Pond and Pleasant Lake. Because of the concentration of social and recreational resources, the village is one of the most frequented areas of Casco. The Community Center, in particular, hosts many visitors daily where a large range of activities take place such as after school sports, senior meals, and town meetings. Residents made the importance of the space clear during the public process and added that the demand for the Community Center

exceeds the space available. There is a desire to relocate activity unrelated to recreation and social activities (i.e., Government and municipal functions) elsewhere.

The short stretch of Route 121 where the heart of the village lies is marked by a speed limit change from 50 mph to 30 mph, however, residents have noted that cars rarely slow down passing through. While there are some sidewalks, pedestrians must walk on the side of the road for sections,



putting them in danger of speeding cars. Parking takes place off-street in the municipal parking lot adjacent to the Community Center and Post Office or in driveways of individual homes.

Casco Village has one of the widest ranges of building types in the town after the Route 302 area, including an assisted living facility, large connected barns to homes, small single family homes, large churches, and civic buildings. Many of these buildings have historic roots and are

part of the village's historic aesthetic. Participants in Casco Planning Days referred to this as one of the reasons the village is special, highlighting the need to create protections to preserve the historical aesthetic, particularly as chain and non-local businesses become interested in expanding to Casco. Additionally, Casco residents noted the lack of small local shops in the village (as well as the town more generally) and their desire to see more shops and restaurants.

Webbs Mills

Webbs Mills is one of the most complete neighborhoods in Casco. Centered around the intersection of Webbs Mills Road and Route 11, Webbs Mills boasts many historic homes and has a restaurant, a sugar shack, a church, and a waterfront park.

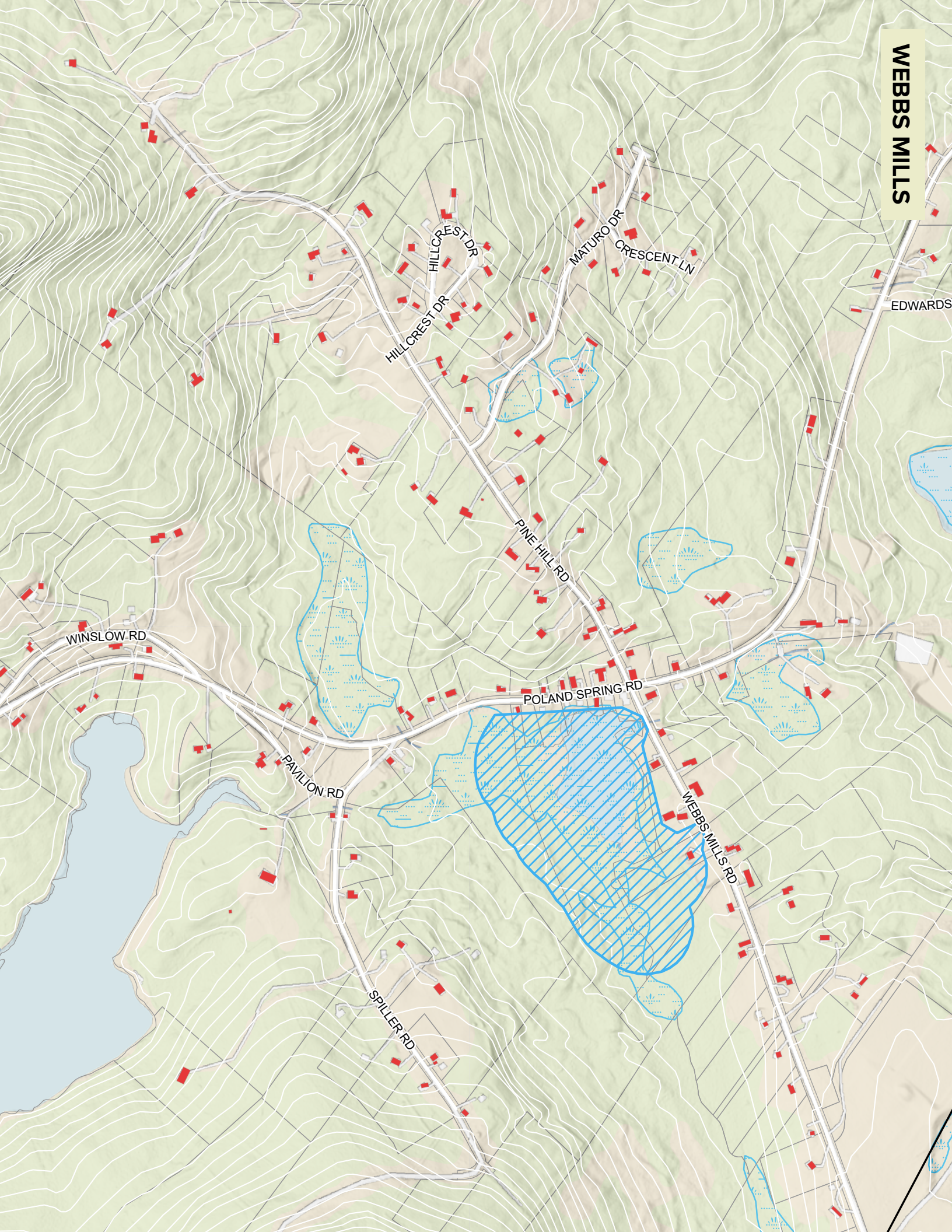
Similar to other parts of Casco, Webbs Mills residents are concerned about the speed of cars coming down Route 11. A speed change brings the limit down to 35 mph around the village's central intersection and a homemade sign asks drivers to "please slow down" as they approach. There are a handful of meeting places near the intersection. A park (soon to be expanded) on one corner has a scenic space where people can be found sitting in the gazebo, eating at the picnic table, or fishing in the pond. Another corner hosts Webbs Mills Eats and Craft Brews, which has limited indoor and outdoor dining space. Off of the intersection is Webbs Mills Free Baptist Church.

Houses in Webbs Mills tend to be single family, one to two stories, and removed from the street, although closer to the intersection are generally not as far back as in other parts of town. Webbs Mills has a mixture of historic homes with historic aesthetics and newer homes that tend to be smaller. There are several rundown buildings including one that was recently lost to a fire.



Photos: GPCOG

WEBBS MILLS





Pike's Corner

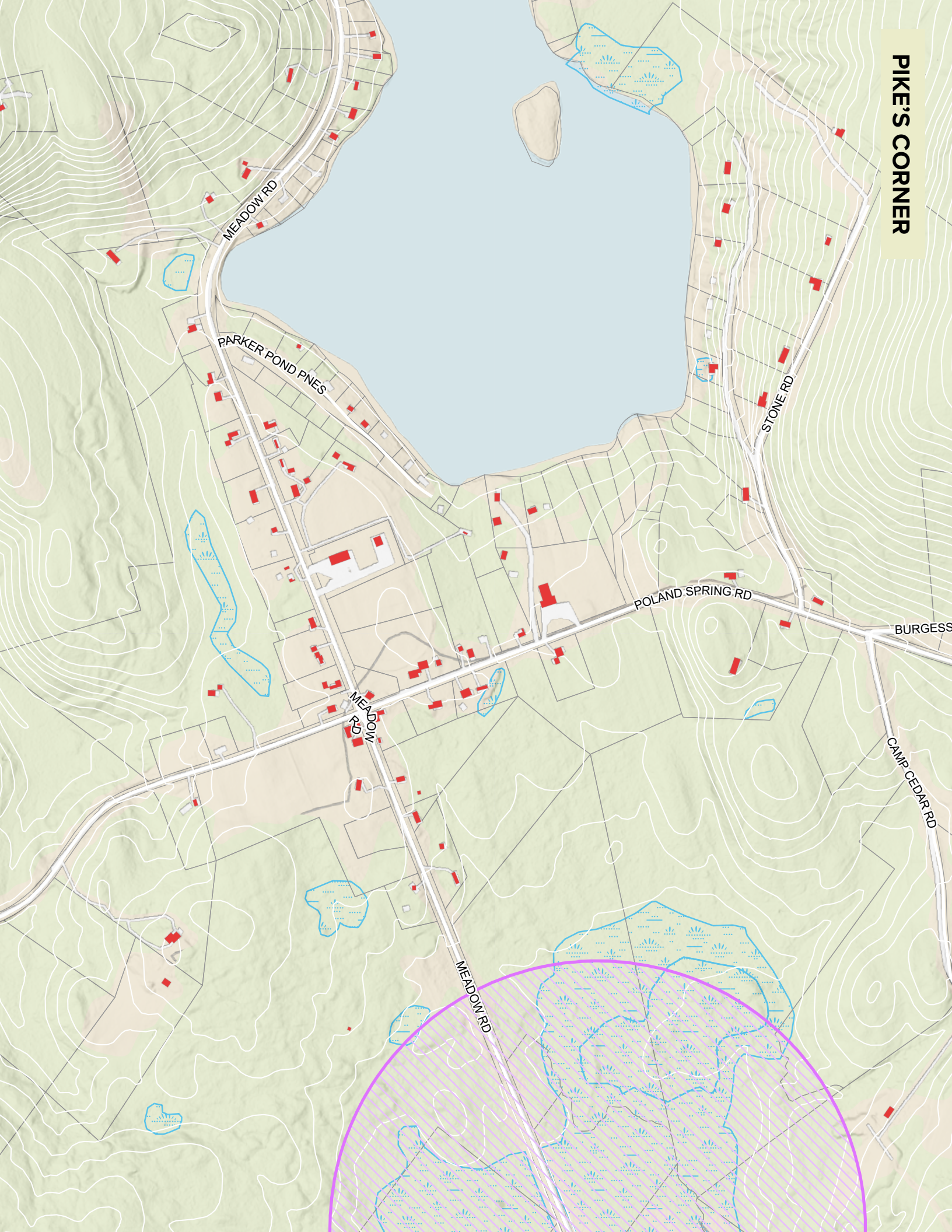
Pike's Corner is the municipal center of Casco, sitting at the intersection of Route 121 and Route 11. Pike's Corner is home to the relatively newly constructed Town Office and Fire Station as well as Kindred Farms, one of the most popular food establishments in Casco.

The town buildings in Pike's Corner are removed from the street and surrounded by a large municipal parking lot. Because they were so newly constructed, the buildings are modern but have a classically municipal style. The Town Office has a fluorescent sign on Route 121 that displays town news and meeting times. The sign is the most clear marker that the municipal center of Casco is there. Kindred Farms is closer to the street with parking behind the store front and is often busy, with cars circulating regularly. The intersection sees quite a bit of daily vehicular traffic. Because of the historic high volume of crashes at the intersection, the intersection is now controlled by

a four way stop. While the area is easy to travel through by car, residents expressed a desire for non-motorized connectivity between Pike's Corner and other villages, particularly Casco Village which is only about 1.5 miles up Route 121.

Residents and town staff recognized the potential for the plot of land recently purchased by the town which surrounds the Town Office and stretches down to the lake. The land has the capacity to transform what now exists as a dislocated collection of municipal buildings into a complete, walkable campus.

PIKE'S CORNER

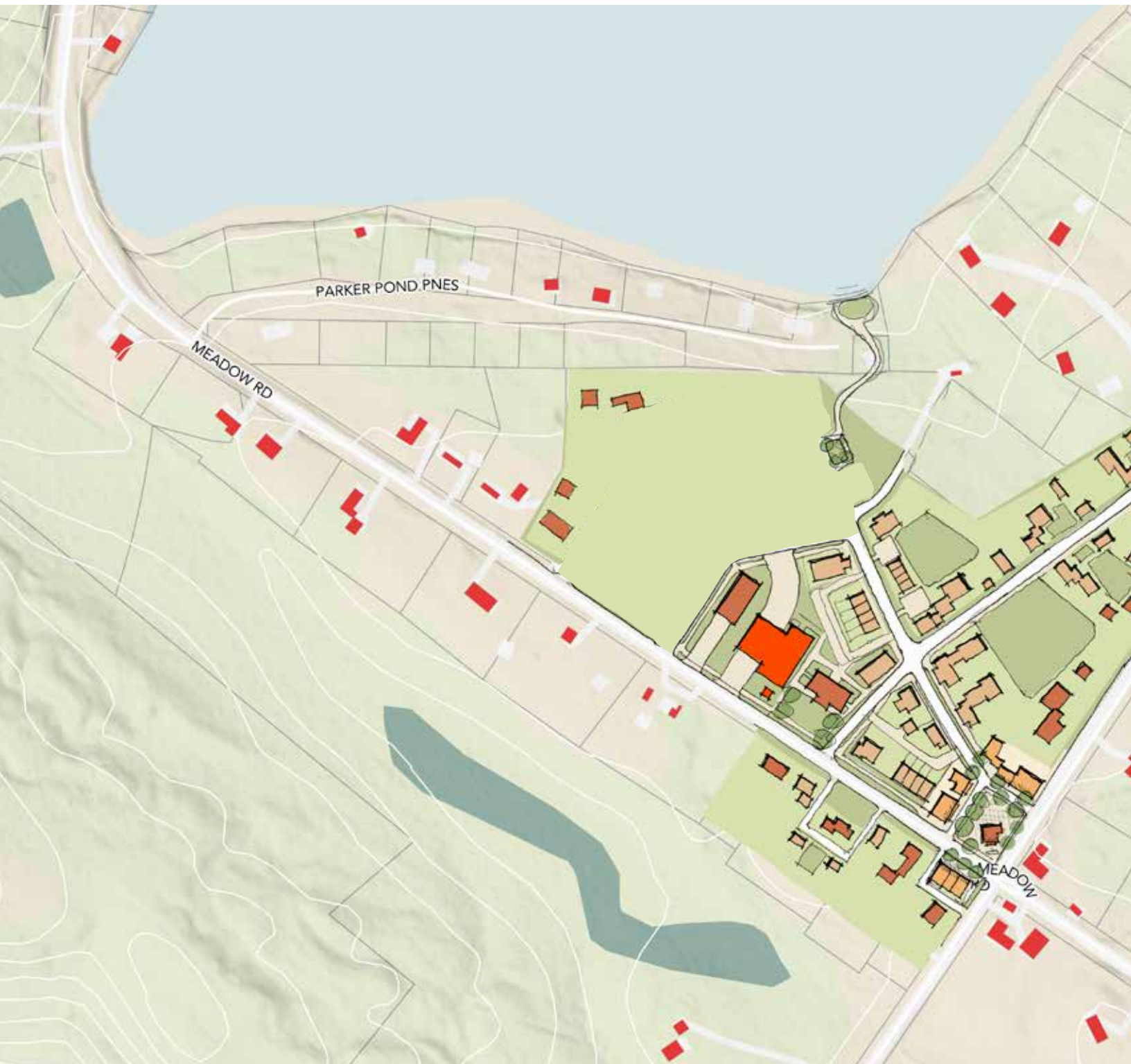




This is a conceptual drawing expressing ideas only.



This is a conceptual drawing expressing ideas only.



This is a conceptual drawing expressing ideas only.



This is a conceptual drawing expressing ideas only.

The design for Pike's Corner as presented here is one of a number that could be considered. During the planning process participants expressed various views for how this area, particularly the 11-acre parcel owned by the Town, should be used. The three most commonly heard desired uses were for open space/public space, housing, and municipal expansion. Further master planning and decision making on the part of the town (in the case of town-owned land) or private landowners will be needed to come to a consensus on the ideas expressed here to determine what this part of town should look like.

This particular rendition of Pike's Corner focuses on the possibility of a multi-generational neighborhood with supportive amenities like the town office, newly improved playground, trails and access to water, and local cafe. As the site is flat, it presents an opportunity to become a place for seniors to live as they downsize and allow them to stay in the community as they age.

These drawings were developed during Casco Planning Days to illustrate how a mix of new housing types and local businesses could be arranged around intimate village-scaled blocks and civic spaces. The block pattern allows for development to happen slowly, over time. With this pattern of connected blocks, each block could accept a modification of the design by swapping in more housing, less housing, more open space or less open space, different housing types, etc.

The ideas encompassed by this Comprehensive Plan are meant to ensure that whatever tools are needed will be in place to bring to life whatever the agreed upon vision turns out to be.

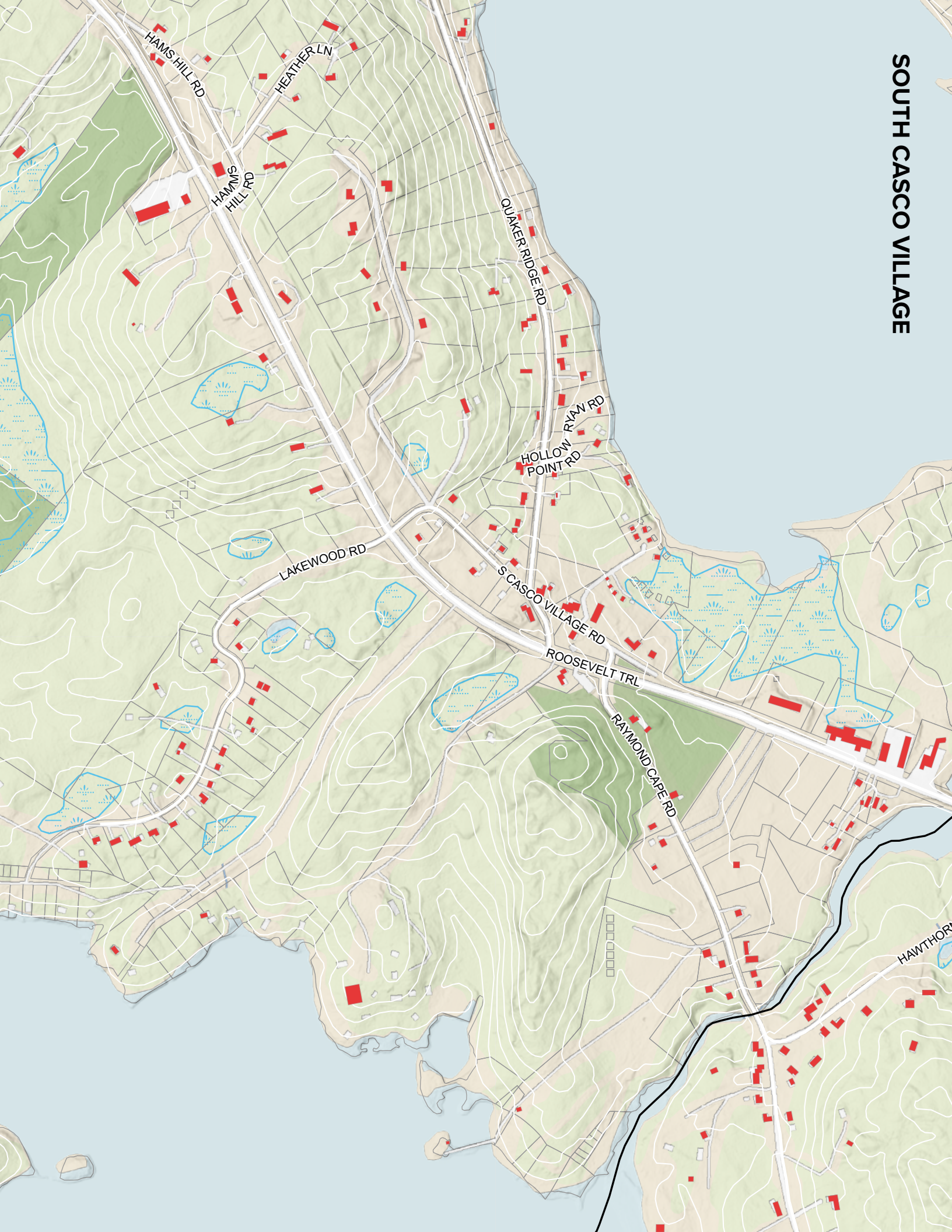
South Casco Village

South Casco, located on Route 302 at the end of Quaker Ridge Road, marks the spot of a formerly vibrant village. Today, South Casco is predominantly a residential area dotted with single family homes.

While South Casco may not appear as a robust village today, there are glimpses of the village it was in the past. South Casco had far more robust activities and industries which developed during the village's beginnings surrounding saw and corn mills. South Casco had a vibrant economy in the second half of the 19th century when the business of the mills was accompanied by the production of wood products and many shops including corn shops, a box shop, a carriage and smith shop, a coat shop, and a general store. There were reports that not only was the village populated by residents, but patrons came all the way from Portland to visit the carriage shop. By the mid 20th century, South Casco had lost many of the old buildings and the village had become less cohesive. Adding new businesses and activities within the villages should be approached thoughtfully in both use and design.



SOUTH CASCO VILLAGE



Cook's Mills

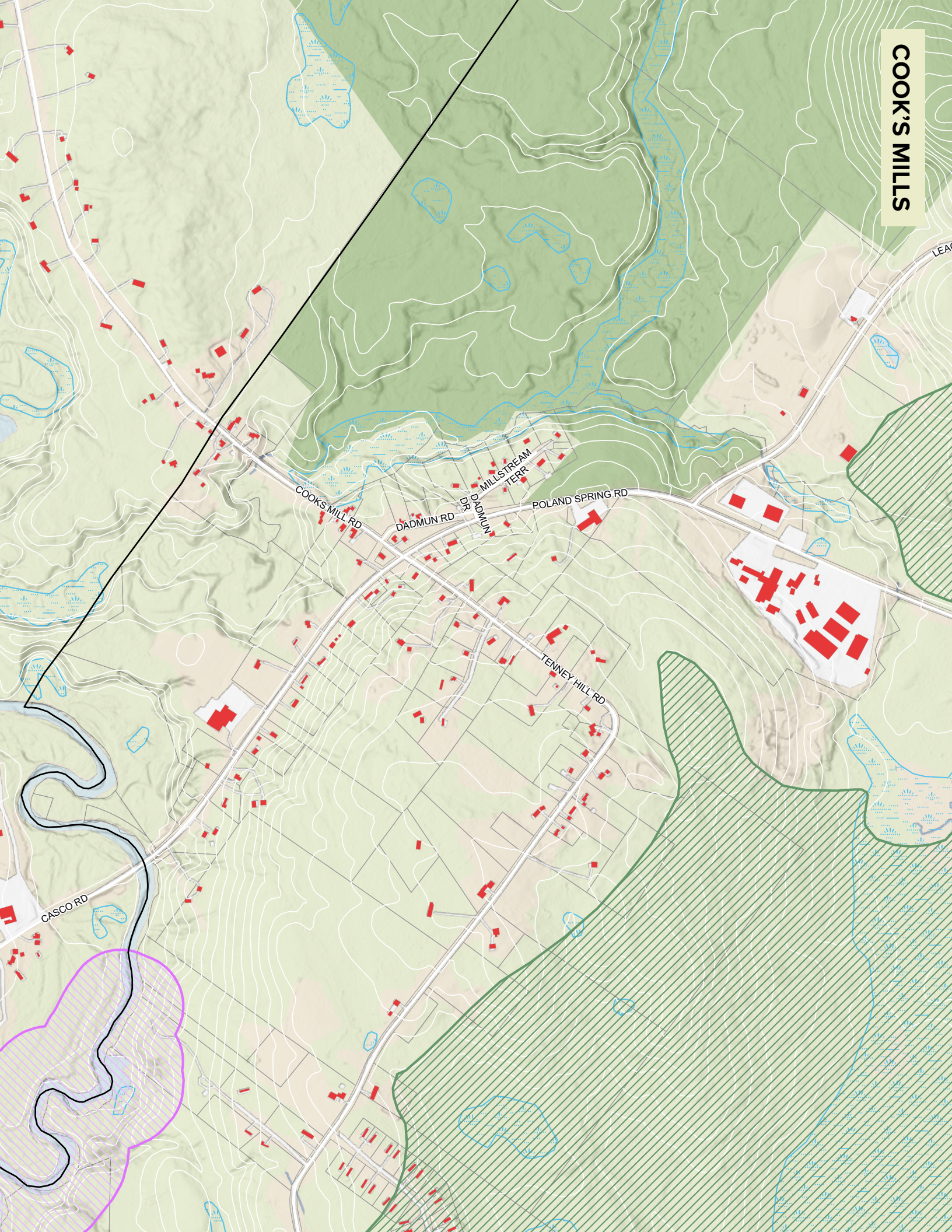
Cook's Mills is centered along Route 11 and is home to the Crooked River Elementary School. A recent reinvestment in the school could be leveraged to bring new investment in housing to the area.

Community members expressed concern about Route 11 as it passes Crooked River Elementary, particularly related to the high speed of cars driving around the bend. Residents expressed desire for the road to be made safer for students who walk to school or have to cross the street to reach the school as well as the general safety of students near the road. Potential treatments to address the speeds suggested by residents at the public planning process included planting native plants along the road.

The village has a residential population accommodated by a stock of low to moderate income housing. Turnout by Cook's Mills residents was low during the public planning process so the planning team was only able to gain limited insight into relevant issues and desires for the area.



COOK'S MILLS





Civic Buildings & Spaces

Civic buildings and spaces are essential elements of a neighborhood and continue to serve an important role in civic life and sociability today.

Casco's municipal buildings are concentrated in Pike's Corner and in Casco Village which are spaced just under one and a half miles apart on Route 121. The Casco Town Office was newly constructed in 2015 in Pike's Corner next to the fire station and municipal storage building, which the public works department currently occupies. All buildings are set significantly back from the street with a large parking lot in between. With existing buildings and a newly purchased plot of land that reaches from the Town Office to Parker Pond, Pike's Corner presents an opportunity to transform into a full municipal complex and expanded village center.

In Casco Village, civic buildings create an existing, cohesive village center. There, the Post Office and Community Center with a gym and meeting rooms sits next to the Casco Library and across from the Casco Village Church. Sidewalks in Casco Village are limited. Next to the Community Center is Casco Days park, where Casco Days is held annually, providing a year-round outdoor community gathering space. Casco has one mid-sized school, Crooked River School, located on Route 11.



Uses & Activities in the Rural Areas



FORESTS & CONSERVED LANDS

Casco has a significant number of large, rural lots comprised mostly of forests, with farms and conserved lands. Casco has 6,559 acres of forestland enrolled in the Tree Growth current use tax program, 331 acres enrolled in the Farmland current use tax program and 65 acres enrolled in the Open Space current use tax program. Casco's rural spaces draw residents and visitors for appreciation and recreation. Much of Casco's rural land is owned by a small number of private landowners. Loon Echo Land Trust own some properties and holds some easements. There's a robust network of maintained hiking, ATV, and snowmobile trails criss-crossing the rural lands, and the lakes draw visitors for water-based recreation.



RURAL FARMS

There are few rural farms in Casco. The most notable is Hancock Family Farm, a local small-scale farming operation which produces primarily for their popular CSA program and farm stand. The farm is located off of Quaker Ridge Road where farm buildings, which have a classic aesthetic, lie on a private road in the middle of the farmland. The Loon Echo Land Trust has easements on several sites that were historically agricultural lands, however none are working farms.

CAMPS & RESORTS

Casco has many camps and resorts, ranging in size and amenity. Small privately owned camps include Camp Laurel South, Netop and Camp Cedar. South of Route 302 land use is dominated by water-dependent resort recreational properties and camp types along Sebago Lake such as Point Sebago, Camp Sunshine, and Migis Lodge. Many of the larger camps are almost entirely self-contained and function as campus-like places with a combination of central gathering spaces indoor and out, kitchen and dining facilities, private and group shared lodging, lanes, pathways, office administration and retail. They tend to be off a main road, most often Route 302, and have networks of private roads. Buildings are oriented around natural features, recreational spaces and the water, and vehicular access is limited in favor of pedestrian walkways. Environmental regulations such as shoreland zoning, wetlands and stream protection districts may be applicable to any new site development.

SUBURBAN NEIGHBORHOODS

Casco's suburban neighborhood developments are scattered throughout town and are characterized by single family building types set back significantly from the street on wide, disconnected lots – many of which sit on more than an acre of land. Casco also has a section of rural area zoned for manufactured housing and includes a large area of duplex lots developed in the 1960s-70s. Streets often dead-end and lack sidewalks, necessitating drivers and pedestrians share the street. Most of these developments in Casco have no neighborhood center that can be reached easily walking from homes. Much of the residential development in Casco from the 1960s to today follows a suburban pattern.

INDUSTRIAL/MUNICIPAL

Casco's industrial past continues with the Hancock Lumber Sawmill and warehouses on Route 11. It is the most intensive industry business in Casco,. There is a P&K Quarry located in a Contract Zone between Route 11 and the Heath. The Casco/Naples Bulky Waste and Transfer Station is a medium industrial municipal facility on Leach Hill Road.





Emerging Places



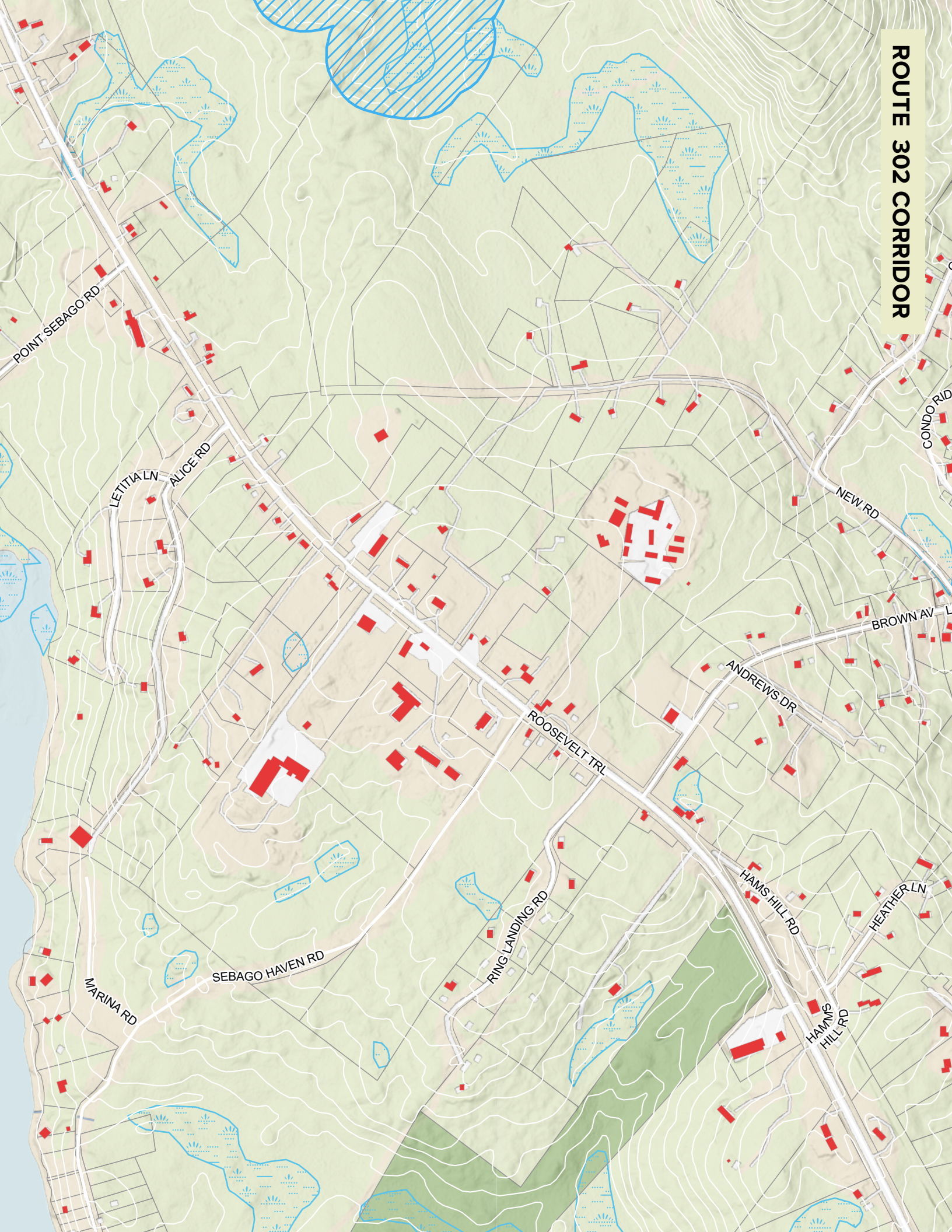


Route 302 Corridor

Route 302 is a high-speed regional throughway that bisects Casco between Raymond and Naples. Either commercially zoned or commercially used, the 302 corridor allows for many kinds of land uses with no regulations to control scale of buildings and design. This has led to a disconnected hodge-podge of places and aesthetics, from quaint historic buildings to massive industrial warehouses and storage buildings.

Although the regional corridor hosts local tenants as well as regional and national chains, Route 302 in Casco has a significant concentration of light industrial business including many commercial and storage facilities. Most commercial buildings are medium sized, particularly industrial repair and auto-oriented commercial establishments. Most buildings are set far back from the road with parking lots in front, and a mixture of landscaping treatments. Parking lots are often accessed by wide, street-sized access lanes or individual driveways and dead-end streets.

ROUTE 302 CORRIDOR







“

How can we make sure we still look like Casco in the future?

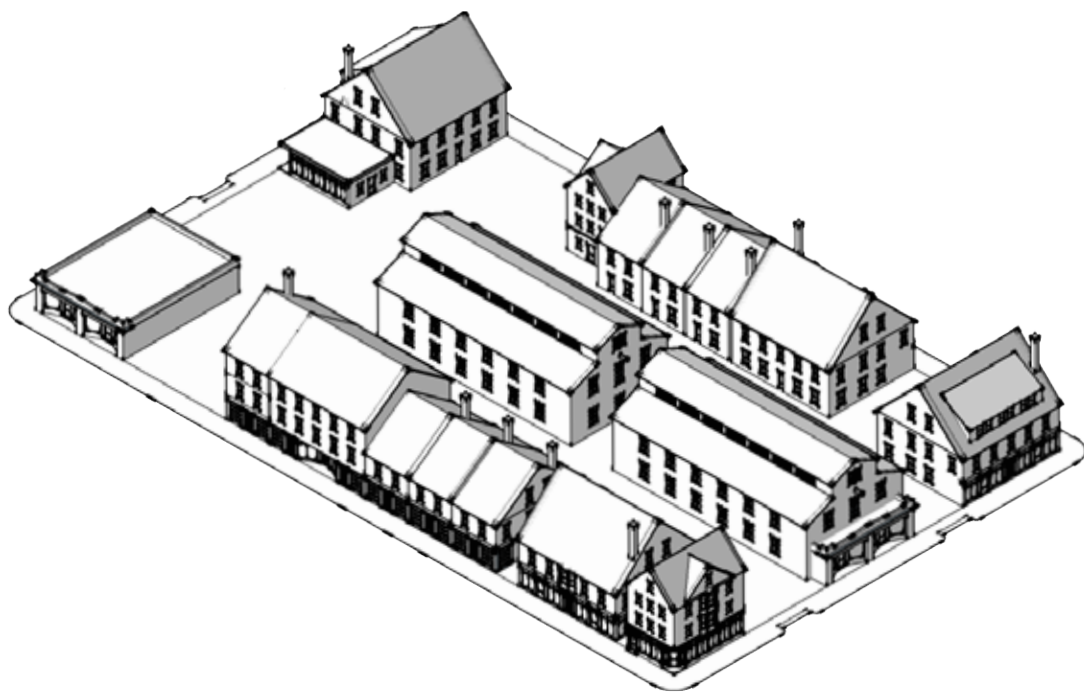
HOW TO REPAIR THE CORRIDOR

Residents expressed a desire to see increased economic development in the Town of Casco to support its tax base while maintaining Casco's rural, aesthetic heritage. Participants in the planning process posed the questions to the design team: how do we attract development for Rt 302 in a way that boosts property values rather than diminishes? How can we have coffee shops and manufacturing and entrepreneurial industries with well paying jobs while minimizing impacts to the land and land consumption? How can we make sure we still look like Casco into the future?

The rendering on the previous page shows a number of new, larger footprint buildings arranged near Rt 302, imagining that for a section of the corridor, speeds could be civilized in order to create a mixed use business district. With amendments to zoning, buildings can fill in the frontages along Rt 302 to screen other less aesthetically valued uses like outdoor and indoor storage. The idea is not to reject those types of uses and more cost-effective, large footprint buildings, but to strategically locate them behind smaller buildings that have been designed to give something back to the street.

What does this vision mean? It means economic development opportunities. It means workforce housing opportunities, bringing people and jobs together. It means one day this area of Rt 302 could be a place people stop, not simply drive through at fast speeds.

Below: An example of how one Maine town used a form-based code to continue to allow large highway oriented buildings and uses, while also reinforcing a higher quality place.



a. DESCRIPTION

The Highway Commercial Special District accommodates the areas of Route 1 developed that has an auto-oriented suburban pattern and where there is a desire to change the pattern of development through infill and redevelopment of underutilized and vacant sites, and allow greater future commercial activity.

b. PURPOSE

1. To accommodate large highway oriented buildings in a predictable manner that reinforces a high-quality character.
2. To enable the continuation of existing highway commercial uses, while allowing new development that enables buildings to be closer together with opportunities for walking.

c. LOT DIMENSIONS

Width	20 ft min, 100 ft max (3)
Depth	n/a

d. PRIMARY BUILDING PLACEMENT

Primary Front Setback	0 ft max
Secondary Front Setback	3 ft max
Side Setback	5 ft max
Rear Setback	5 ft min

New regulations and development that enables buildings to be closer together and consolidated access/ circulation creates opportunities for walking between buildings without having to re-enter Rt 302. The Highway Commercial Special District shows a variety of building types including fabrication buildings, workshops and small hotel/inn building which could also be retirement/senior housing. Smaller mixed use building types fill in the frontage and provide opportunities for expanding Casco’s commercial tax base.



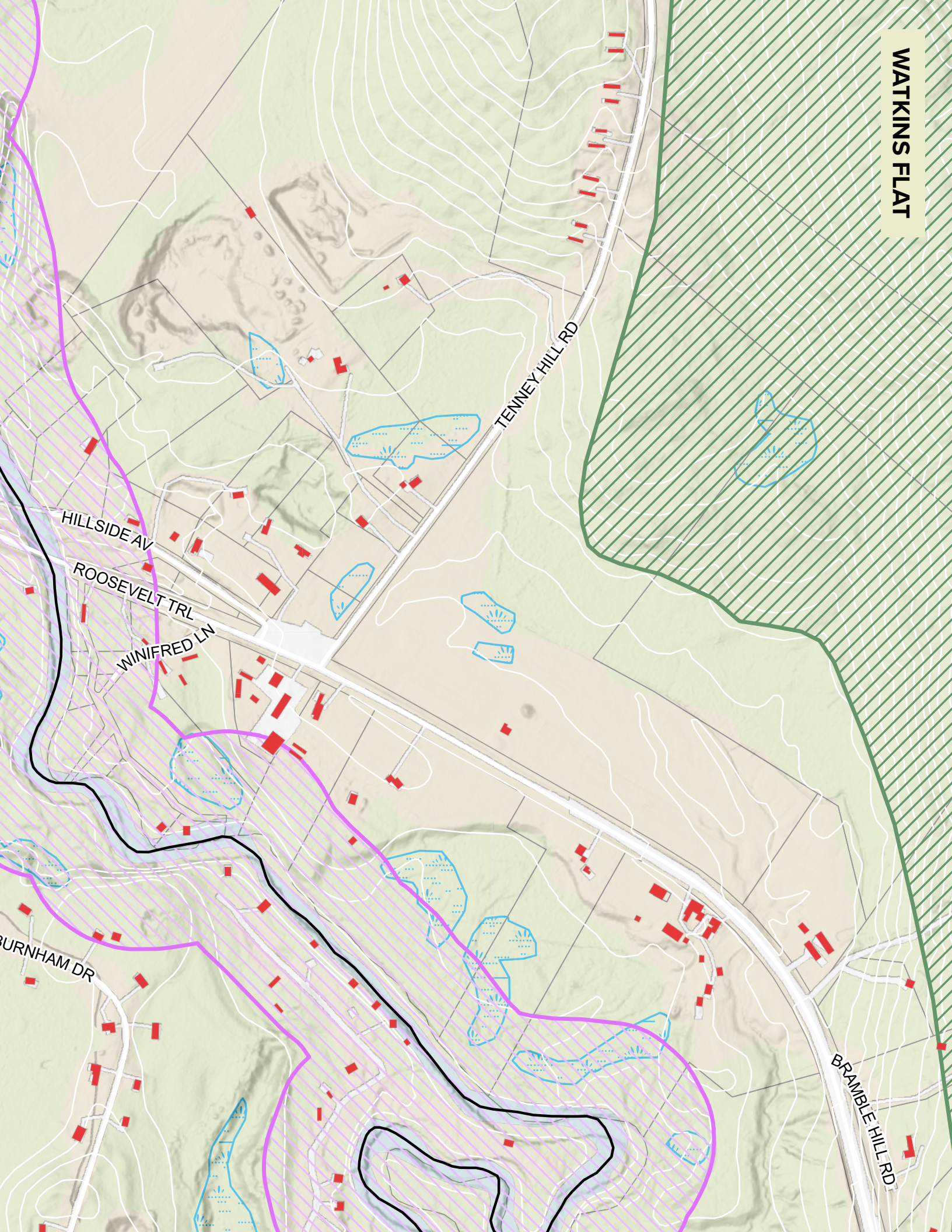
Watkins Flat Agricultural Neighborhood

The Watkins Flats area is both beloved for its wide sweeping views across a field, the cluster of historic buildings at the Raymond Casco Historical Society, and the ice cream and farm stands. And yet this area of the Rt 302 corridor is infamous for traffic accidents and dangerous driving conditions. Furthermore, the land is zoned for commercial activities and well-positioned in the lakes region to see development. Because of these conditions, Casco Planning Days tested out the concept of development arranged around agriculture to balance land protections with the likely scenario of future growth.

The Town could consider adopting an Agricultural Neighborhood ordinance that protects land while providing limited development rights. In this diagram, housing is arranged closer together along the treeline and set back and out of the field, allowing a large block of land to remain preserved as agriculture. The housing types imagined here could support small apartments up to 12 units and 4 - 8 units in a connected farm building typology. Row houses and cottages could also provide opportunity for fee ownership of attainable housing - row houses being attractive to young buyers and cottages to those downsizing from larger homes, seeking lower maintenance living.

Another small cluster of local retail buildings could be located along a portion of Tenney Hill, integrating with and supporting this new agricultural neighborhood. Shops could support the summer tourist economy and the need for more localized neighborhood amenities. Arranging development in this way would allow landowners to yield fiscal returns from their land while minimizing costs to serve development.

WATKINS FLAT





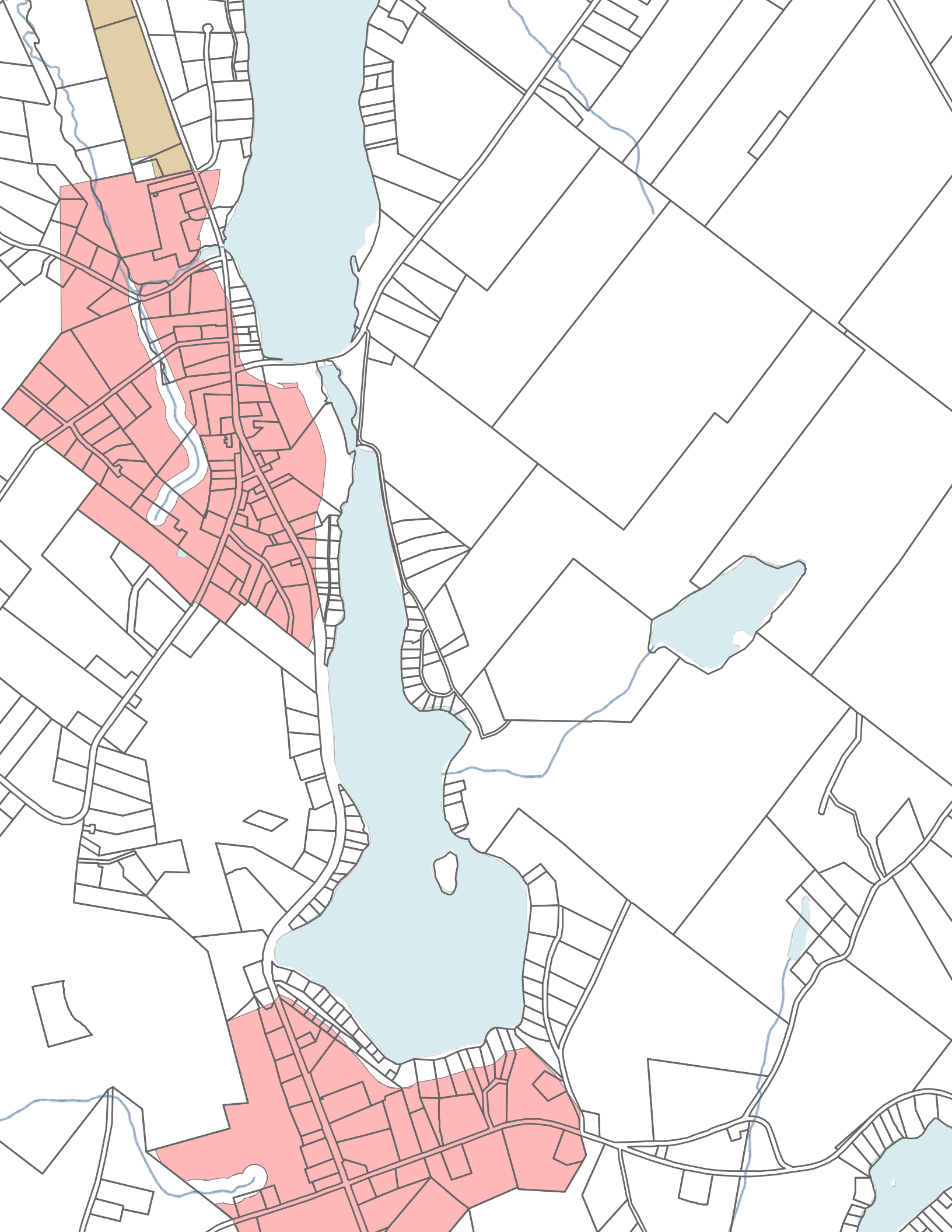
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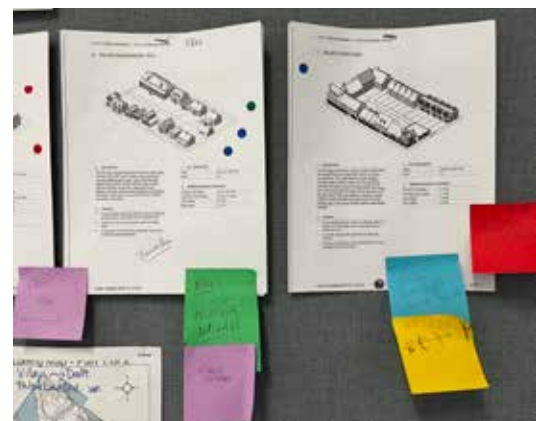
This is a conceptual drawing expressing ideas only.







Zoning Analysis & Recommendations



Photos: GPCOG

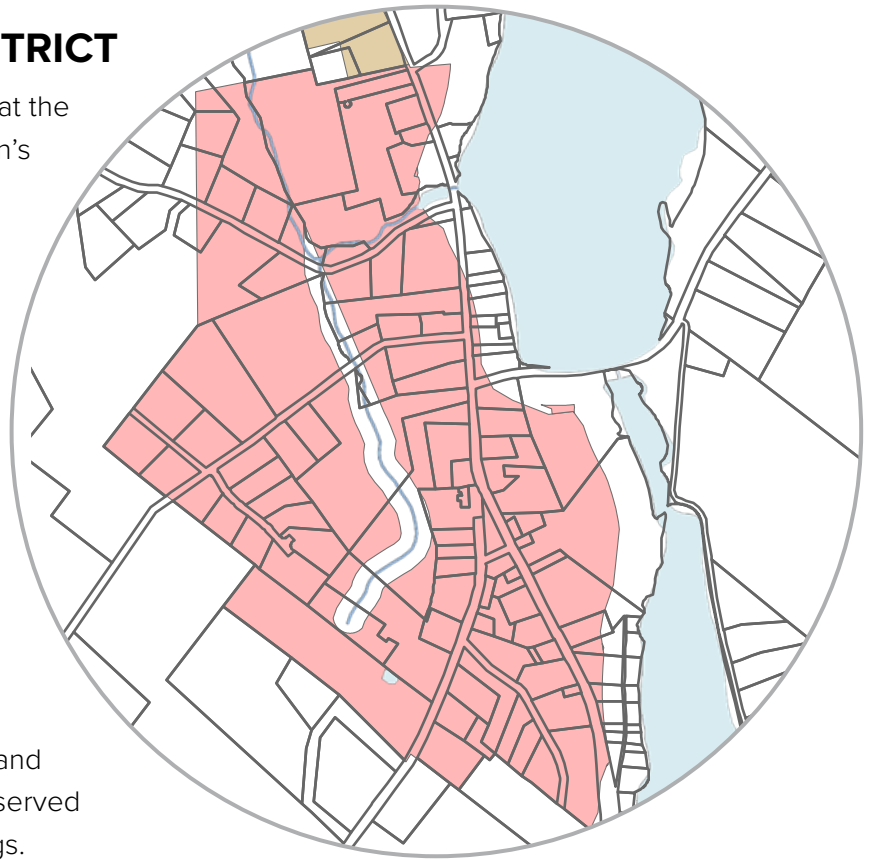
Innovative Zoning Tools

Residents arrived at the Casco Planning Days event ready to talk deeply about zoning amendments, citing that the previous Comprehensive Plan was never implemented: asking, how will this process be different? Because public design charrettes are meant to be responsive to the issues and concerns raised by the community, example zoning code sheets were tacked to the studio wall and discussed with the community by the midpoint check in.

The following analysis identifies areas of inconsistency between the current ordinances and the direction set forth by this new comprehensive plan. This analysis is not exhaustive but addresses the most important changes the town can make to protect rural lands and focus the kinds of development it wants to the areas it should be. It is technical in nature and may be challenging to understand, as is the nature of zoning and land use law.

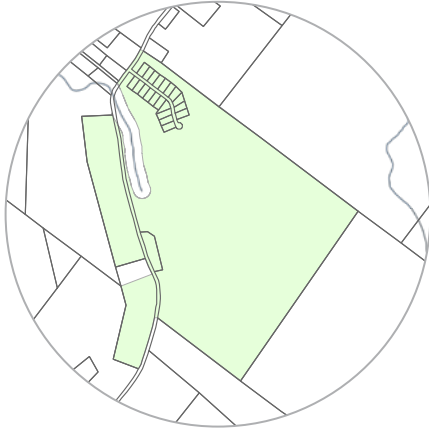
AMEND THE VILLAGE DISTRICT

- The Intent of this district, as written at the time of this plan, aligns with this plan's vision
- The "Village" district should be parsed into two or three zoning districts instead of only one to allow for more refined control over which properties can be used for commercial use and which portions of the village should remain residential. Municipal properties and other civic buildings (churches) should be designated under a civic zone, and standards should be put into place to ensure future renovations and expansions are of a high quality deserved of these special community buildings.
- People agree that small commercial uses should continue to be allowed in the village, but not every lot should benefit from the same set of permitted uses.
- The dimensional standards do not align with the existing historical pattern of what's here today. The district metrics are akin to 1960's suburban large lot development. For example, lot sizes are set at a minimum of 60,000 sf, and lots require a minimum of 150' of road frontage. Lot sizes should be reduced or eliminated to reflect the existing historic pattern of the village, keyed to newly defined Village District zones. Use a range of lot widths and setbacks instead to control the spacing of dwellings.
- The minimum land area per dwelling unit requirement is 60,000 square feet, discouraging the ability for large dwellings to



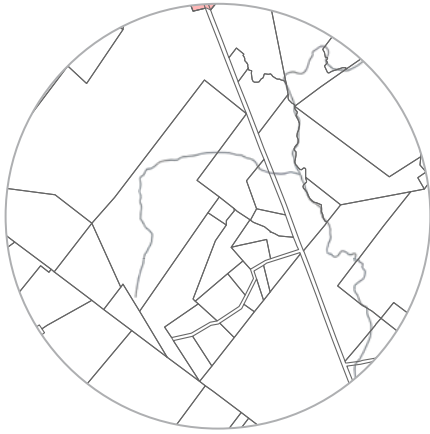
be converted to apartments or small multi-unit housing types to be built in the village. Recommend no minimum land area per dwelling unit for some portions of a newly defined Village District zones. With that, the current density bonus for affordable housing should be removed. (it would no longer be necessary)

- An amendment to building height standards should be considered to make mixed-use buildings a viable option.



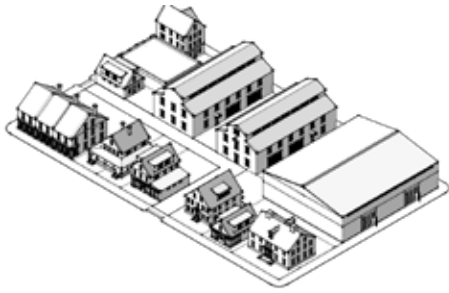
MAINTAIN THE MANUFACTURED HOUSING PARK DISTRICT (MHP)

- Having affordable housing options in Casco is desired. This area services that need, and given its close proximity to the Crooked River School and Rt 302 (access to employment centers in the region), should continue to provide affordable and workforce housing opportunities.
- This zone is assigned to land that has been designed by the State as a Deer Wintering Area. The district allows for all uses that are permitted in the Residential district (the lowest density district in the town). Residential district dimensional standards do not supersede those identified in MHP.
- This district does not mandate manufactured housing be located here. If the landowner wants to redevelop the area, a number of residential building types are permitted. Replacement housing could include a mix of duplexes and multiplex under current zoning, or the site could accommodate residential care, community living or other kinds of housing types as long as each lot meets the minimum size of 20,000 sf, and for multi-family manufactured housing, each lot has 20,000 sf per dwelling unit.



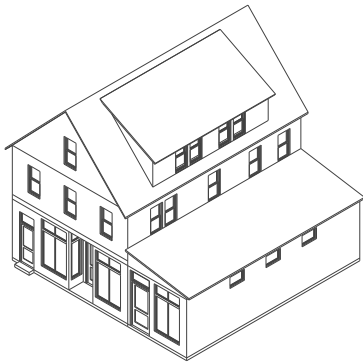
AMEND THE RESIDENTIAL DISTRICT

- The current 80,000 sf lot size per dwelling unit applies to a significant portion of the land area of the town. At this size, protection of the rural landscape is impossible to accomplish. Through a zoning effort, the town should consider increasing the base land area per dwelling unit in the residential district. This should be done not independent but in conjunction with implementing: 1. the other rural preservation zoning tools recommended in this plan; 2. amendments to the Village District and Rt 302 Highway Corridor Special District. These actions will decrease the development pressure on the rural lands and focus growth in the places where growth is desired.
- The Residential district also permits a wide range of commercial uses, many often being quite large and commercial in character. Examples include Nursing homes, Day Care Centers, Multi-plex dwellings, Churches. The zoning ordinance has no standards to control the architectural design of buildings. The pattern and characteristics of development that could result from land divisions and unchecked design is wide open and the town is vulnerable to loss of its rural sense of place. To protect rural character, the town should consider adopting a range of building types and corresponding standards to control the size, scale and architecture of new development.



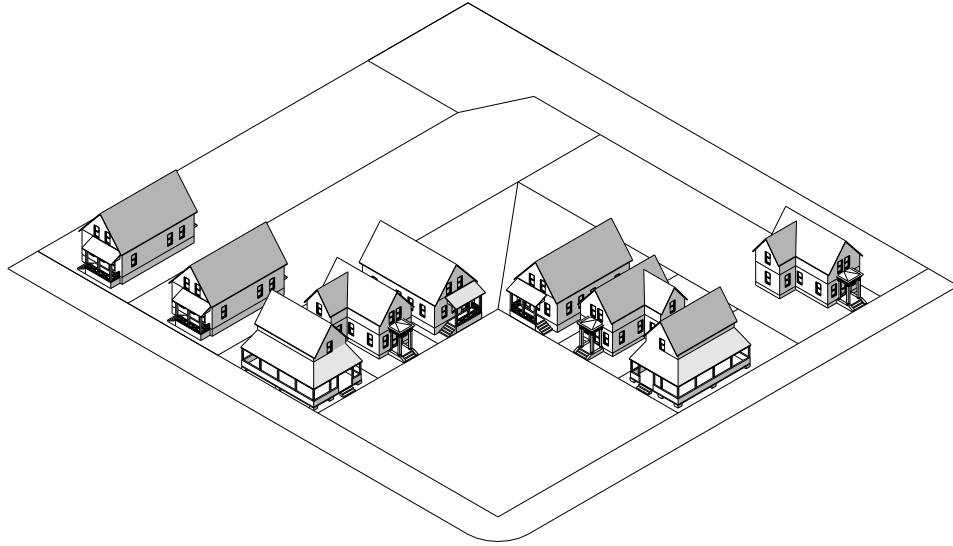
REVIEW CURRENT COMMERCIAL DISTRICT

- Consider amendments to existing standards including architectural, building and site design standards.
- Consider breaking out the existing Commercial District into two or more Commercial Districts with varying standards.



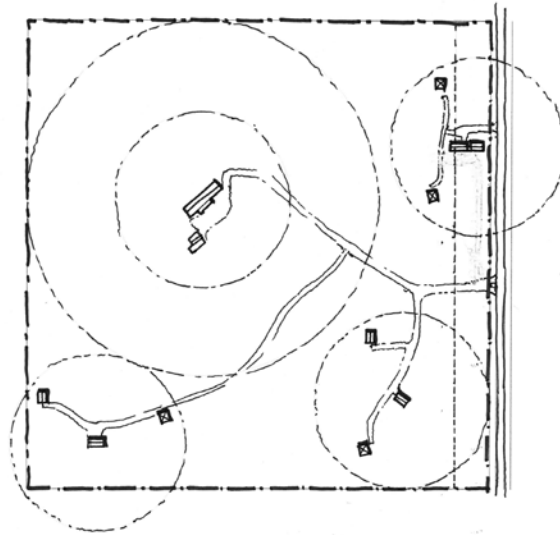
ADOPT BUILDING STANDARDS & PREAPPROVED BUILDING TYPES

- Include building type standards and assign permitted building types to each zoning district and special district. Regulating development with building types will ensure the right kinds of buildings go in the right place at the right scale. With architectural protections in place and an understanding of the limits on building size, new development is more likely to emerge in a pattern and aesthetic that is desired for Casco. Portions of the Village district, for example, could allow smaller scale commercial buildings that will support living here without fearing developers will deliver placeless buildings often found along strip corridors.
- With a system of building types embedded in zoning, the town can pre-approve building types to expedite certain kinds of development in areas where development is wanted.



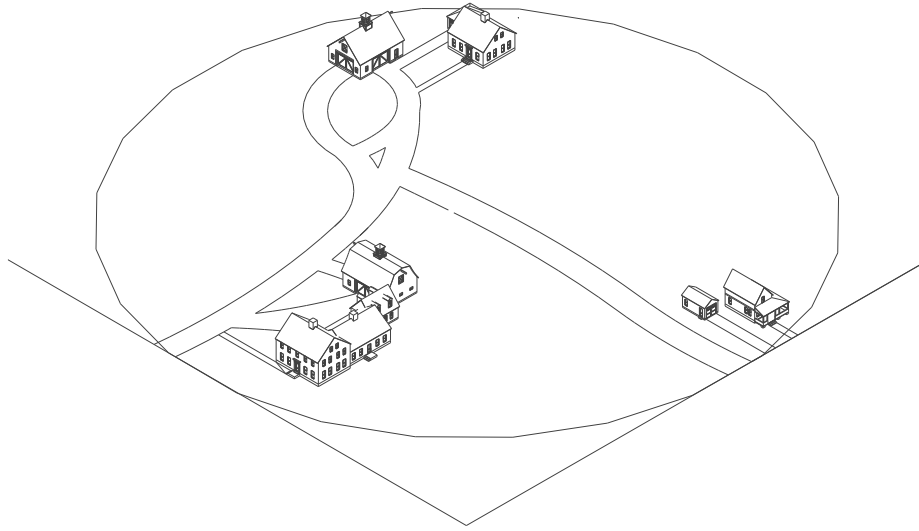
CONSIDER ADOPTING A POCKET NEIGHBORHOOD STANDARD FOR THE VILLAGES

- Allows for the arrangement of a single building type around a central common courtyard space at a greater density than is otherwise allowed without altering the underlying zoning.
- Results in a close arrangement of between 4 to 20 buildings and more social living opportunities that would not otherwise be permitted.
- Parking, if provided, is permitted only in a central parking area accessed by a narrow driveway.
- Pocket neighborhoods consist of three elements; the building lots on which buildings are placed, the courtyard around which the building lots are arranged, and access areas which may or may not include driveways, parking lots, and pedestrian walks. Individual lots may not exceed 3,000 sf, and the courtyard must be at least 20 ft wide on its shortest side, and have an area not smaller than 1000 sf and not larger than 10,890 sf (1/4 acre).
- Septic and water would be shared.
- The total frontage of a pocket neighborhood may not exceed 300 ft in aggregate length along any single thoroughfare.



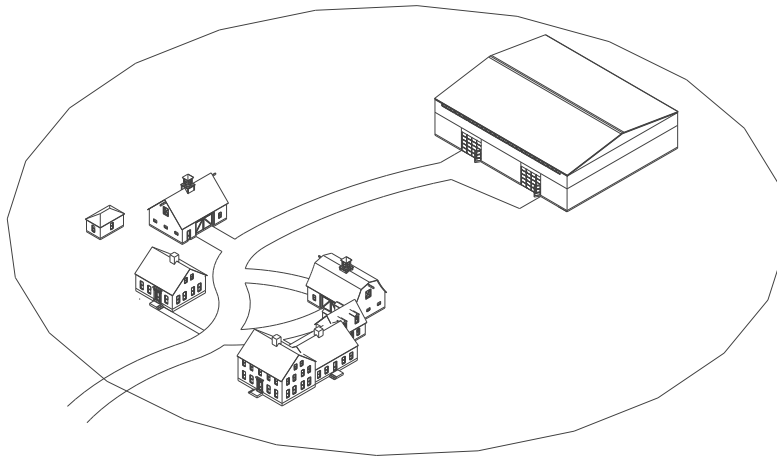
CONSIDER ADOPTING RURAL PLACE TYPES

- Rural place types can encourage development to organize in low impact ways on the rural landscape, while providing opportunities for limited development. Other benefits include: 1. reduced upfront infrastructure costs to service the site and long term costs to maintain infrastructure; and 2. flexibility to position buildings and site improvements in the most optimum locations on a property.
- Residential dwellings, commercial and home-based entrepreneurial activities, resource-based business, and recreational activities could occur compactly on a site without causing land to be divided into small increments. A landowner could create a small family compound and choose to divide just enough land to accommodate the new house and improvements. It also allows rural-based commercial activities without opening all lands up to commercial rights. This zoning tool discourages sprawl and the fragmentation of land in a voluntary way - landowners can choose to declare a compound, or simply continue to follow the requirements of the Residential zoning district.



CONSIDER ADOPTING A SMALL COMPOUND RURAL PLACE TYPE

- Medium-sized lots allow for the more dense arrangement of buildings in the character of traditional rural farms, with buildings grouped together to efficiently meet residential and working needs.
- Allow increased density and uses without altering the underlying zoning.
- Results in development that maintains a rural character while creating real estate value, economic activity, and housing opportunities.
- To establish a small compound, it requires a minimum 5 acre lot with a minimum of 250' of frontage on a street.
- All buildings within a small rural compound must be located entirely within a circle 250 feet in radius. This circle defines the boundary of the small rural compound and must meet all district setbacks.
- Up to four dwelling units can be created without physically subdividing the property. Theoretical lot lines are used to site buildings and verify building setbacks, which are reduced from underlying zoning.



CONSIDER ADOPTING A LARGE COMPOUND RURAL PLACE TYPE

- Large lots allow for the more dense arrangement of buildings in the character of traditional rural farms, with buildings grouped together to efficiently meet residential and working needs.
- Allow increased density and uses without altering the underlying zoning.
- Result in development that maintains a rural character while creating real estate value, economic activity, and housing opportunities.
- Large rural compounds are only allowed on lots 10 acres or greater with a lot width of at least 500 feet along an existing thoroughfare.
- All buildings within a large rural compound must be located entirely within a circle 250 feet in radius. This circle defines the boundary of the large rural compound and must meet all district setbacks.
- Up to seven dwelling units may be created without physically subdividing the property. Theoretical lot lines are used to site buildings and verify building setbacks, which are reduced from underlying zoning.



CONSIDER AMENDING PARKING STANDARDS

- Parking standards across the table are too excessive and take up land that could otherwise be used for more commercial or residential units. This excessive standard becomes amplified and problematic where business is wanted on smaller lots. Walkable village lots are not big, and, as example, should have no mandatory off-street parking. Parking can be managed area-wide, in a municipal lot nearby, on a street or in a shared private lot.
- The residential requirement of 2.0 spaces / dwelling unit is a barrier to creating multi-family housing, consumes land, and can make infill of smaller multi-unit building types on smaller lots impossible to build. This standard should be reduced or eliminated if the site is located in a village.



CONSIDER ADOPTING CIVIC SPACE STANDARD

- Consider adopting a set of civic space standards calibrated to different sizes and types of development. This will ensure valuable and usable public spaces, private spaces, parks and recreational land is provided to meet the needs of residents as Casco grows.

CONSIDER REPEALING PLANNED RESIDENTIAL DEVELOPMENT (PRD)

- Planned residential development ordinances are an antiquated zoning approach that will not accomplish the pattern of village-style development that is wanted for Casco. Instead, zoning should ask for what is wanted.

CONSIDER ADOPTING NEIGHBORHOOD DESIGN STANDARDS

- As a modern replacement to Planned residential development, new neighborhood design standards should be in place should a landowner want to subdivide a large parcel of land. Neighborhood standards address creating meaningful civic spaces, and connected streets.

VILLAGE NEIGHBORHOOD DESIGN PRINCIPLES



A

Treat Streets as Public Spaces

Streets are public spaces and should be designed to create outdoor rooms where random conversations happen between neighbors, where people can get exercise, walk their dogs, and where children can ride their bicycles and play. New streets connecting directly to existing main streets should be designed for slow movement, and include concrete sidewalks separated by a tree-lined esplanade. Other streets could be yield streets where everyone shares the space but people (and critters) take priority over cars.

D

Allow a Range of Lot Sizes and Building Types

Design new neighborhoods to include a similar diversity of lot sizes and buildings, thereby accommodating a diversity of scale of housing and lifestyle. Allow tightly arranged small houses on small lots, ideal for empty nesters or renters and first-time home buyers. Also permit large homes on larger estate lots, and let those homes be shared by many people. Small apartment buildings can look like Maine's unique building type: big house, little house, back house, barn. Diverse lot sizes and range of building types supports multi-generational living.

B

Make Pedestrian-Friendly Streets

New neighborhoods can be designed to facilitate pedestrian connectivity and access. Blocks should be between 300 – 400 ft, not exceeding 1300 linear feet in circumference, and mid-block pathways may be incorporated to enhance connectivity to adjacent amenities or greenspace, or where topography might be challenging. This small block pattern is what rural historic Maine villages have, as opposed to long dead-end streets.

C

Integrate New Civic Spaces

Meaningful civic spaces should be integrated into neighborhoods, providing people with places to gather in community. Depending on the size of the neighborhood being built, a civic space could be a small square, green, or tot lot or a larger park. Spaces should be designed to consider protection from wind and sun, lighting, and include seating, trees, and attractive, native plantings.

Dedicated
Non-engine-powered
trails for x-c ski
trail running, Dog
Walking, BIKE
etc.

Big Ideas

Housing.

SPORTS CAMP

• with

Indoor Pool

Track, Activity rooms



Protect Woods, Waters, & Open Space

Casco is known for its scenic beauty. Residents embrace access to the outdoors and enjoy exploring the lakes, trails, and natural landscapes. These resources also attract more people to the area, both to live and visit. This makes conserving natural areas a key priority for the Town. However, residents expressed frustration over the lack of access, inventory, and preservation. There is an opportunity to better manage and protect the resources that make Casco thrive.

DEVELOP A REFINED TRAIL NETWORK

Casco has an extensive network of trails on state parks, public preserves, and town-owned land as well as a more informal network crossing private property. The trails support hiking, walking, snowmobiling, and ATVs. Local recreation clubs are very active in maintaining existing trails, especially within private property. Trails are also maintained by Loon Echo Land Trust, the State Park, and the Town. As development continues to occur, especially with the sale of large parcels, the community could lose many of the informal trails unless steps are taken to purchase trail easements or to require developers to provide direct and convenient trail connections as part of their development projects. The Town needs to continue partnering with organizations and property owners to develop new trails and preserve the existing network.

Strategies

01 / Build relationships with large parcel landowners and the state park to secure long-term, generational access and preservation to key trail linkages and connections, with the consideration of working towards establishing formal agreements.	02 / Update zoning to clearly articulate when trail corridors should be preserved or added as private development occurs.	03 / Create an open space and trails connectivity map to identify important trail corridors and connections for future private development.	04 / Consult with interested parties to solidify use and easement agreements with private landowners.
05 / Seek private and public funding to expand the number of trails and pedestrian/ bicycle paths.	06 / Prioritize funding for sidewalk and bicycle network expansions.	07 / Continue to work regionally with surrounding communities and organizations to extend regional trails.	08 / Encourage the Open Space Commission to expand its relationships with external partners and private landowners.



ENHANCE GENERATIONAL ACCESS TO TRAILS & WATERWAYS

Many people don’t know which lands are open to the public, where trails are located, or how the outdoor recreational spaces can be used. Residents expressed the desire to have increased access to the outdoors but noted the difficulties in accessibility. The Town will need to be active stewards and partners to help maintain public access to public and private lands. Casco can leverage the very active recreation clubs in the area to create and distribute information about the available trails.

Strategies

<div>01 /</div> <div>Create trails and water access points that are ability-inclusive and accessible by means other than car.</div>	<div>02 /</div> <div>Install low-cost, low-impact signage along trails and water access points to aid in navigation and private property use.</div>	<div>03 /</div> <div>Seek private and public funding to expand the number of access points to natural resources and water access.</div>	<div>04 /</div> <div>Improve public awareness and knowledge of the trails by expanding volunteer opportunities and creating trail, water access, and outdoor recreation maps and informational materials.</div>
<div>05 /</div> <div>Develop relationships with private landowners and provide ongoing stewardship assistance to ensure continued access to trails.</div>	<div>06 /</div> <div>Work with local and regional organizations to offer four-season, nature-based activities and programming for people of all ages and abilities.</div>	<div>07 /</div> <div>Enter into agreements with private landowners to formalize trail and water access points.</div>	

KEEP LARGE AREAS OF CASCO WILD AND UNTOUCHED

Residents want to preserve open spaces, natural resources, and wildlife to enhance the environment and preserve the natural character of Casco. The Open Space Commission is always looking to improve the Town’s open space inventory. High priority areas include the Pine Hill/Owl Pond/Heath area, Rattlesnake Mountain, Quaker Ridge East, and Quaker Ridge West.

Strategies

01 /

Work with the local land trusts to pursue state and federal grant funding to increase land conservation.

02 /

Protect the town’s natural heritage by acquiring and preserving private, open, underutilized land for wildlife and low-impact recreational use.

03 /

Use the Open Space Fund as a strategy to purchase open space and protect important natural resources and land conservation in Casco.

04 /

Plant wild and native meadow seeds along Crooked River School.

05 /

Update the zoning code to require developers building appropriate scale projects within the rural districts to protect high quality open space.

06 /

Create connections between conserved lands for increased wildlife corridors and trails.

“I love the rural, country setting of Casco”

“

Preserving the quality of our lakes and streams is of the utmost importance.

PRESERVE LAKES, PONDS, AND WATERWAYS

The lakes and ponds in Casco are the economic engines for the town. The water quality in the majority of Casco’s lakes and ponds is stellar, but are at risk to threats by development in the region. Residents want to take an active approach to conserving open space in order to protect the watershed. There is an abundant number of water protection organizations in the region that is helping to monitor and protect these vital resources.

Strategies

01 / Continue to work with local organizations to actively monitor the health of the lakes and ponds.	02 / Consider limiting or halting commercial water extraction to protect long-term viability of water resources.	03 / Educate residents on shoreline management best practices, invasive species, and the importance of water quality.	04 / Partner with neighboring communities and regional pond associations to monitor, protect, and improve water quality in the region’s watershed.
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PROTECT FARMS AND WORKING LANDS

Casco's working lands provide natural benefits such as improved water quality and carbon sequestration, along with supporting the local economy. Residents expressed the desire to protect these farming, forestry, and all working lands to ensure longevity and transition to the next generation.

Strategies

01 /

Update the zoning code to protect high quality open space within the rural districts.

02 /

Work regionally to develop marketing materials to showcase outdoor amenities, farms, and local food sources unique to Casco.

03 /

Encourage working farms and forests to participate in the Farmland and Tree Growth Tax Program.

04 /

Work with the Maine Farmland Trust, the Department of Agriculture, and other organizations to attract and support farmers and agricultural-based businesses.

05 /

Develop a solar ordinance that protects farmland, forests, and working lands



PROTECT HISTORIC AND ARCHAEOLOGICAL RESOURCES

There is a need for further survey, inventory, and analysis of Casco's prehistoric and historic archaeological sites and historic buildings, structures, and objects. Notably, there have been no professional surveys for historic archaeological sites in Casco. Many known and suspected sites are located within proximity to water. Shoreland zoning and resource protection district permitting addressed those sites, however information is limited.

Strategies

01 /

Complete a survey of historic properties and archaeological sites.

02 /

Identify properties that may be nominated to the National Register for historic places.



Support Diversity & Multi- Generational Community Life

Casco wants to be an attractive, exciting, and entertaining town for anyone to live throughout their entire life. However, residents expressed concerns over retaining young families and being able to age in place. Many people understand the connection between housing options and jobs, and being able to offer housing for a range of lifestyles. Through Casco Planning Days, participants identified the need for more diverse and affordable housing to sustain a multi-generational population.



CREATE MULTI-GENERATIONAL SPACES

Residents overwhelmingly want to have places to gather. They want to see kids playing in the village alongside older generations. Intentional multi-generational spaces strengthen the bond of the community. These spaces should be both indoors and outdoors and provide for a range of abilities.

Strategies

01 /

Improve infrastructure of parks and outdoor community gathering spaces to include utilities such as water and electricity to increase functionality.

02 /

Address transportation issues to get children and seniors to programs by purchasing a town bus or partnering with the school district, transit agencies, or private organizations.

03 /

Create a shared artist workspace in a village district.

04 /

Create a long-term future cemetery for Casco residents.



IMPROVE COMMUNITY CONNECTIONS

Residents want to feel connected regardless of age. Building social connections sustains the population, improves the health of residents, and attracts more people to town.

Strategies

01 /

Improve cell coverage in the villages.

02 /

Boost communication of volunteer needs and opportunities to sustain increased sociability.

03 /

Create a volunteer calendar or online sign-up platform to advertise volunteer opportunities, time commitments, and schedule.

04 /

Start a mentorship program to match people with skills with people who want to learn new skills.

05 /

Organize a “creating community” event - speed dating style opportunity to get to know your neighbors.

06 /

Create a resident welcome package or page on the town website to easily inform people about town committees, how to get involved, and importance of town participation.

“

We're too separate.

EMBRACE DIVERSITY IN THE COMMUNITY

Casco wants to be a welcoming town for everyone. The Town should continue to encourage people with a range of viewpoints and lived experiences to represent the town. Ensuring diversity is critical to the success of various efforts in the community and maintaining a welcoming environment.

Strategies

01 /

Assess how ordinances and town policies affect the diversity of the town.

02 /

Encourage diversity on committees and boards to ensure that decision-making entities reflect all interests in the community.



ENCOURAGE HOUSING DIVERSITY TO ACCOMMODATE A RANGE OF FAMILY SIZES AND LIVING ARRANGEMENTS

Cost of living in Casco has been increasing. People are also often not able to afford to live in the place where they work, which limits potential economic opportunities for the town. Creating affordable housing, and a range of housing styles, can attract new families, keep existing families and allow current residents to age in place.

Strategies

01 /

Update the zoning code to enable greater density and diverse housing choices within the 5-minute walk areas identified on the Connectivity Map.

02 /

Update the zoning code to regulate building types by zoning district to ensure new buildings and projects complement the scale and sense of place in each of the villages, and a range of unit sizes are permitted. Provide a more stringent set of development standards to control building form, scale, components, placement, materials and associated site improvements throughout town.

03 /

Update the zoning code to allow building groups such as pocket neighborhoods in villages, and connected farms, small and large compounds, and hamlets in the rural areas.

04 /

Review all municipal codes and procedures to remove barriers to small-scale development and the construction of affordable building types.

Strategies (Continued)**05 /**

Create a multi-generational neighborhood plan for the Crooked River School area.

06 /

Consider zoning tools to support an agricultural neighborhood district with limited commercial activities at Watkins Flats.

07 /

Work with landowners to create a neighborhood master plan for the rehabilitation of the mobile home park.

08 /

Update the zoning code to remove parking minimums within the growth areas, allowing the free market to determine parking needs. Add controls that require new parking to be located behind buildings.

09 /

Expedite permitting for construction of affordable housing units in growth areas envisioned as dense, walkable, mixed-use neighborhoods.

10 /

Create an affordable housing fund. Fund it, for example, with a percentage-based land transfer tax.

11 /

Allow large homes to be shared by multiple people not living in family, but that share cooking facilities, gathering spaces and other supportive amenities.

12 /

Amend ordinance to comply with LD 2003.



Connect the Villages with Safe Streets & Trails

Casco residents want to walk, bike, and move around town safely. During Casco Planning Days the top requests were for slower, safer streets, and more in-town multimodal connections. The lack of connectivity is a key issue affecting the quality of life in town. Designing and retrofitting streets in a way for residents to feel safe moving about town will not only improve the health of residents but also increase the ability to attract and retain businesses and workforce.

SLOW TOWN TRAFFIC TO MAKE STREETS SAFER

Casco residents indicated that there are several roads in town where people feel too comfortable driving at excessive speeds. Many of these roads are statewide mobility corridors meant to move large volumes of traffic, especially during peak tourism season. The design of these roads is at odds with the safety of road users, especially more vulnerable users like cyclists and pedestrians. A slow-flow approach to street design is needed to balance these competing priorities of throughput and usability. Design changes such as narrowing travel lanes, allowing for on-street parking, or adding street trees can add friction that will make drivers feel much more uncomfortable driving at speeds above posted limits.

Strategies

01 /

Work with the state to slow down areas of the town to support additional village investment and opportunities for economic growth.

02 /

Work with the state for greater town control over posted speed limits and initiate discussions for changing the way speed limits are set to improve safety.

03 /

Adopt a Vision Zero policy to eliminate traffic fatalities.

04 /

Adopt a Complete Streets policy that considers the safety and accessibility of all roads for all users. Prioritize pedestrian, or multi-modal-first approach for all transportation projects and programs, from scoping to maintenance.

05 /

Adopt a resolution that establishes a reduced speed within Casco's more densely populated areas.

06 /

Add bike signage to improve visibility and safety of bicyclists.

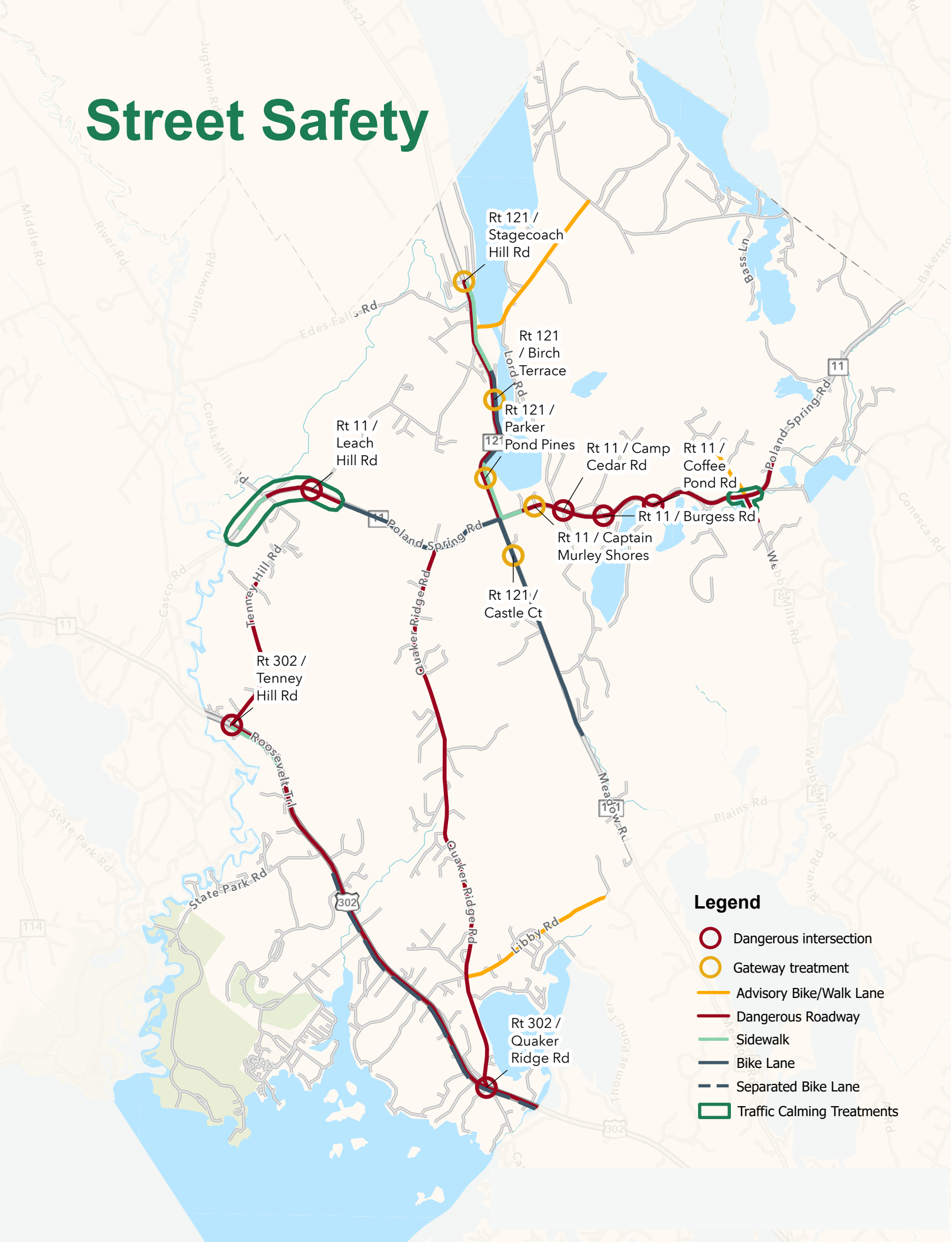
07 /

Continue to direct funding to pilot temporary, test measures such as lane width reductions, advisory bike lanes, and other techniques to slow traffic on local neighborhood streets.

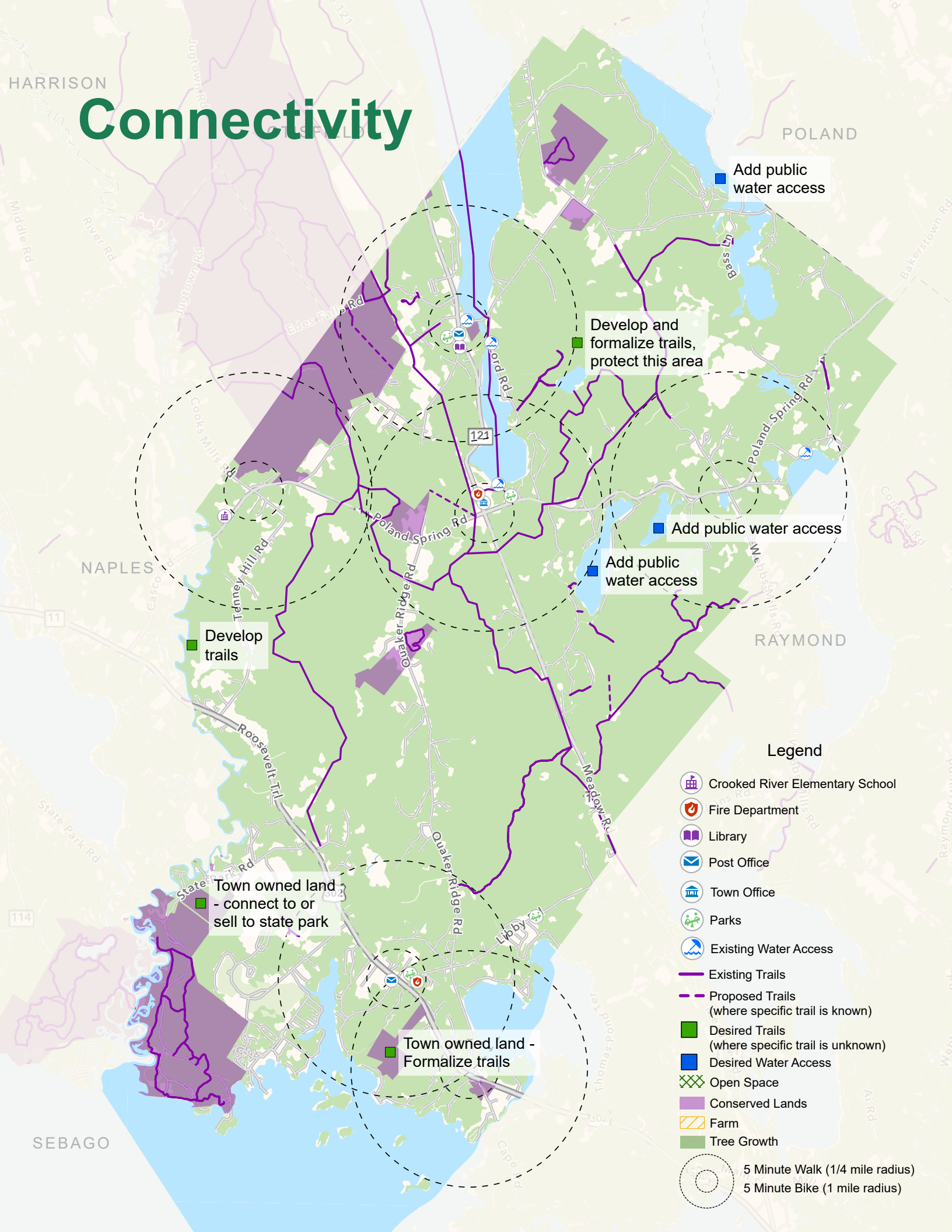
08 /

Ensure upkeep of existing streets before making new streets.

Street Safety



Connectivity



Add public water access

Develop and formalize trails, protect this area

Add public water access

Add public water access

Develop trails

Town owned land - connect to or sell to state park

Town owned land - Formalize trails

Legend

- Crooked River Elementary School
- Fire Department
- Library
- Post Office
- Town Office
- Parks
- Existing Water Access
- Existing Trails
- Proposed Trails (where specific trail is known)
- Desired Trails (where specific trail is unknown)
- Desired Water Access
- Open Space
- Conserved Lands
- Farm
- Tree Growth

5 Minute Walk (1/4 mile radius)
5 Minute Bike (1 mile radius)

“

I like to walk and I don't want to take my life into my hands.

IMPROVE ROAD GEOMETRY

The road geometry in Casco, that is the design of the roadway such as street widths, turning lanes, and intersections, is inducing speed and thus, fatalities. Improving roadway design will make streets safer and improve multimodal connections.

Strategies

01 /

Work with MaineDOT to evaluate where adjustments can be made to road geometry to reduce speeding and increase safety, including the full lengths of Rt 302 and Rt 11.

02 /

Work with MaineDOT to create purposeful areas along Rt 302 where vehicle speeds can be reduced to support local economic development, climate resiliency and livability goals.

03 /

Create a gateway treatment and re-allocate lane space on Rt 11 near Crooked River School to support increased walking and bicycling to school for neighborhood students.





Attract Local Businesses & Entrepreneurs

Casco should make it easy for restaurants, breweries, cafes, and other businesses to come and thrive. During Casco Planning Days, residents expressed the need for more local small businesses that fit with Casco's character. Casco is well positioned to support a growing economy and has a great opportunity to attract new residents.



Photos: GPCOG

SUPPORT EXISTING LOCAL BUSINESSES

While residents want to attract new small businesses, they also appreciate the businesses already in Casco. However, the town needs to ensure that they are supporting and making it easy for existing businesses to grow and operate.

Strategies

01 /

Review existing ordinances to ensure businesses can operate as needed within the village centers.

02 /

Create an economic development committee or businesses association to enhance communications between the business community and town staff.

03 /

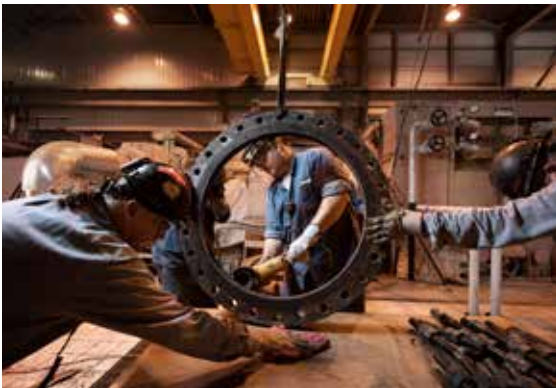
Enhance connections between local businesses such as farm to table restaurants.

04 /

Explore costs and funding mechanisms for bringing utilities into town.

05 /

Prioritize streets that are safe, interesting, and comfortable for walking.



ATTRACT A DYNAMIC WORKFORCE

Families and young workers are attracted to areas with strong social and professional development connections. Casco has residents running businesses out of their homes, many of which are unknown to the broader community. Supporting home-based economies and developing programs to build local skills will boost the capacity of the workforce.

Strategies

01 /

Support the organization of professional groups to hold networking and community building events.

02 /

Work with the library to encourage private sector partnerships to host professional enrichment and skills building workshops.

03 /

Create a town-wide directory of home-based and local businesses.

04 /

Update zoning to allow for higher density development to create more walkable destinations and more diverse housing choices.



“
The best thing is
the small town
look. Please keep
big stores and
businesses out.”

RECRUIT NEW LOCAL AND NON-FRANCHISE BUSINESSES

During the Planning Days, residents repeatedly mentioned the local and small-town charm of Casco. The consistent vision for Casco was to avoid big box stores and support the mom-and-pop businesses. Residents want to see new types of businesses like a pub or bed and breakfast, along with those that provide community services like a health or medical practice. Promoting new local, non-franchise businesses will not only strengthen the local business economy but also foster new connections for growing the existing businesses.

Strategies

01 /

Update zoning to ensure new commercial development has a village look and feel.

02 /

Update zoning to allow restaurants or small-scale lodging, such as a bed and breakfast, in the villages and to specify form.

03 /

Find more places to have commercial zoning and zones that keep the right type of businesses in designated areas.

04 /

Consider buying buildings when available and rent them to new businesses.



Maintain Fiscal Stability & Accessible Government

Casco wants to improve their direct communications, response to local concerns, and ability to act. Some residents feel there is a stark division between elected officials and the community members. Steps should be taken to improve communication between leadership and the community. The Town is also expressing their departments are understaffed and lack funding to deliver desired services.

FIND MORE WAYS TO INCLUDE RESIDENTS IN THE TOWN PROCESS

Communication is time consuming but critical for small towns. Engagement with the community is a successful, inexpensive way to increase the capacity of the town and get buy-in from residents. Casco can operate more efficiently as people participate in and understand the town process. This includes finding people to serve on volunteer boards who represent diverse viewpoints, and setting a culture of open, respectful communication.

Strategies

01 / Continue to use an open, transparent, and participatory process.	02 / Adopt a policy to hold facilitated public workshops when complex problems arise that require broad community commitment.	03 / Include funding in the budget for meetings between Town Hall and the community.
04 / Increase volunteerism and community participation to improve the capacity and capability of committees.	05 / Test alternative committee meeting times and days to make it easier to volunteer.	06 / Develop a strategy or partnership to make child-care available for all public meetings to promote involvement.





We need to transition from ‘you gotta know a guy’ to everyone in town can access this information.

IMPROVE COMMUNICATIONS ON TOWN HAPPENINGS

Casco has a town website and Facebook page to keep residents informed. The Town uses CivicReady to send emergency alerts and notifications to subscribers. However, residents consistently mentioned the lack of communication around town events and inability to get involved. Maintaining and increasing communication methods will be vital in mobilizing volunteer groups, attracting visitors, and bringing the community together.

Strategies

01 /

Consider forming a volunteer communications committee or including funding in the budget for a part-time communications staff member.

02 /

Launch a community newsletter.

03 /

Keep the Town’s website and Facebook pages up to date with current content and promote activities based in the community.

04 /

Continue to work with the community to build shared communication goals to reach a diverse audience.

05 /

Encourage more people to volunteer by coordinating and promoting opportunities, such as road clean-ups or community groups to knit for people in need.

06 /

Annually, hold a community celebration to acknowledge the work of volunteers.

07 /

Create an outreach campaign to promote Casco outside of the town beyond just Casco Days.

“

There are many senior citizens who are on a fixed income. They cannot afford an increase in taxes.

PROVIDE SUPPORT TO RESIDENTS

Protecting the tax base so people can afford to live in Casco is crucial to ensure a multi-generational population. To retain and attract residents to Casco, the Town should find creative ways to support the community. Casco has the opportunity to not only foster trust between the government and citizens, but also attract new residents to support the tax base.

Strategies

01 /

Find ways to support people in keeping their homes well-kept such as matching funds for installing solar, or community house-repair funds.

02 /

Explore ways to bring Town Hall services directly to neighborhoods.

03 /

Add leadership incentives to attract a diverse selection of volunteers for town boards and committees.

04 /

Consider job sharing to attract highly skilled talent to the town.



BUILD MECHANISMS FOR FUNDING

Lack of government positions increases the workload for existing staff. The Town may also miss out on funding opportunities due to overburdened staff capacity. Increasing funded staff positions, finding additional funding opportunities to complete town projects, and setting an open and clear budget will improve town operations.

Strategies

01 /

Include funding in the budget for a part-time staff person to support the Town Manager and Code Enforcement with town planning and economic development.

02 /

Continue to use an open and participatory budgeting process.

03 /

Evaluate if new job structures or changes to workplace culture should occur to attract new talent to government services.

04 /

Fund staff professional development to improve budgeting and town operations for long term capital improvements.





Be Leaders of Resiliency

Casco envisions itself as a community committed to sustainability. Residents want to create a resilient community that prepares for and adapts to climate change. Work should continue to lessen the Town's impacts on the environment by improving energy efficiency and conserving resources. It also means ensuring the people in Casco can afford to live in the town, age in place, and respond to climate disasters. The Town should ensure that decisions going forward are made through climate-informed policies and actions.

DEVELOP INVENTORIES AND BASELINE DATA

To better prepare for the future, Casco residents want to know what is here now. The town feels they do not have enough detailed data and analysis to understand the at-risk critical infrastructure, ecosystems, and people most vulnerable to climate change. Creating a comprehensive body of documents and plans that identifies the climate hazards and impacts the town faces will guide high-priority actions and aid in creating goals for climate adaptation planning.

Strategies

01 /

Conduct a greenhouse gas inventory, vulnerability assessment, and/or climate action plan to understand the infrastructure, ecosystems, and people most vulnerable to climate change.

02 /

Complete an inventory of all invasive species in the town and set up an invasive species management plan.

03 /

Incorporate climate data into new or updated town plans.



ENHANCE COMMUNICATION AND EDUCATIONAL PROGRAMMING ON THE ENVIRONMENT AND SUSTAINABILITY

Understanding of the ways in which climate change will influence our daily experience can help build support for sustainable actions in the community. Informing the community about possible impacts, and existing resources and solutions, is essential to building resilience in a community. Casco residents understand that the information is only part of the solution, the other is how to get that information out. The Town has an opportunity to bolster both their education and communication.

Strategies

01 /

Update communication strategies to distribute informational materials more easily, including keeping the town website up-to-date and possible town newsletter.

02 /

Consider creation of a new resident welcome package that provides an overview on property care, volunteer committees and opportunities, importance of sustainability, and/or ongoing projects.

03 /

Use the Community Center to host environmental programs for kids and adults.

04 /

Partner with the school district, Lakes Environmental Association, and other organizations to bring sustainability focused education to the kids.

05 /

Include funding for sustainable education and outreach in future budgets.

06 /

Facilitate educational workshops to teach residents on composting, recycling, emissions reductions, green infrastructure, and sustainable actions.

07 /

Educate residents and businesses on point-source pollution, and the importance of groundwater and surface water protection.

08 /

Partner with organizations, such as Maine Lakes, communicate on the importance of water quality and environmentally safe practices. This might take the form of participating in the LakeSmart programming from Maine Lakes.

BOOST THE RESILIENCY OF PEOPLE

Many residents said that affordability is a driving factor forcing people to leave or preventing people from moving to town. Prioritizing actions that address social vulnerability will build healthier communities and sustain the population. There is a strong desire to build a sense of community to help one another and make the town a more vibrant place to live. Casco Residents are also interested in joining with organizations to learn new skills, protect their homes, and increase social connections.

Strategies

01 /

Encourage aging in place through development of efficient, resilient, multi-generational housing.

02 /

Develop affordable housing, both for rent and to purchase, to support and promote working-class living in Casco.

03 /

Create an outreach program to connect with underserved and historically underrepresented residents of Casco.

04 /

Establish multi-generational social connections to bring the community together.

05 /

Develop a local bus or shared ride connection to services for seniors and youth.

06 /

Partner with local organizations, such as the Wild Seed Project or WindowDressers, to offer local workshops on energy efficiency and implement sustainability projects.

07 /

Develop an emergency response communication system that relays information to residents but also ensures emergency vehicles have sufficient access to all areas of town.

ENSURE EFFICIENT AND DURABLE TOWN INFRASTRUCTURE

Infrastructure upgrades and efficiency improvements would reduce overall emissions and can result in lower long-term costs, saving the town money. Resilient infrastructure also ensures reliable transportation during emergencies, protects residents and private property, and reduces strain on the natural environment. Paved surfaces are often impervious and shed large volumes of runoff. Implementing bioswales, rain gardens, and green infrastructure can conserve these spaces while enhancing the Town's landscape.

Strategies

01 / Improve the energy efficiency of municipal operations by installing renewable energy, electrifying buildings, and switching to electric vehicles.	02 / Create incentives or ordinances to increase green infrastructure and improve energy efficiency in new commercial and residential developments.	03 / Work with regional organizations to build local awareness for the social, environmental, and economic benefits of green infrastructure.	04 / Consider adopting the building stretch code.
05 / Take climate data into consideration when updating plans, policies or ordinances. This could include taking increased precipitation into account when updating culvert sizing.	06 / Update zoning codes to align with flooding projections.	07 / Continue to plan for and fund road infrastructure improvement projects.	

PROTECT THE NATURAL ECOSYSTEMS



Protecting open space improves water and air quality while increasing resilience for the surrounding communities. Green space also benefits residents’ health by reducing the impact of heatwaves on elderly and vulnerable populations. Casco residents consistently mention the need to conserve open space and protect the lakes and ponds.

Strategies

<div>01 /</div> <div>Protect water quality by reducing stormwater and runoff from development, roads, agriculture, and fertilized lawns.</div>	<div>02 /</div> <div>Explore ways to expand monitoring of Casco’s surface water quality to maintain healthy lakes.</div>	<div>03 /</div> <div>Create environmentally safe landscape standards for planting of open space (native vegetation, pollinator habitat, drought resistance) and lawn care maintenance.</div>	
<div>04 /</div> <div>Understand the extent of invasive species (terrestrial and aquatic) and work to monitor and remediate impacted areas.</div>	<div>05 /</div> <div>Assess the impact of PFAS on sites where town sludge was formerly spread.</div>	<div>06 /</div> <div>Explore public and private partnerships to increase recycling and composting.</div>	<div>07 /</div> <div>Review current zoning regulations to ensure goals and objectives are being met.</div>



SHIFT TO RENEWABLE ENERGY

Casco wants to encourage use away from fossil fuels to renewable, sustainable energy sources. Renewable energy investments will reduce overall emissions and save the town money. However, the Town also needs to balance competing land uses to protect the resources that are part of Casco's life and identity.

Strategies

01 /

Create a solar ordinance to balance sustainability with the preservation of agriculture, forested lands and open space.

02 /

Install renewable energy projects (solar, wind, geothermal, anaerobic digestion, etc.) on municipal buildings and properties.

03 /

Work with private EV installers to consider incentives for businesses to install charging stations for EVs.

04 /

Encourage electric vehicle usage and expand available charging stations in high-use public areas.

05 /

Promote awareness and use of Efficiency Maine.



REDUCE VEHICLE MILES TRAVELED

Transportation is the leading source of greenhouse gas emissions in Maine. Most towns are reliant on personal vehicle use. Increasing transit and alternative modes of transportation will reduce vehicle miles and reduce overall emissions. Improving bike and pedestrian infrastructure would encourage active transportation. Active transportation not only reduces greenhouse gas emissions but also improves the health of residents.

Strategies

01 /

Adopt a Complete Streets policy.

02 /

Prioritize funding for expanding the bicycle and pedestrian network.

03 /

Continue discussions with transit providers to connect Casco to regional destinations.

04 /

Work with transit providers to develop an intra-town transit service.

05 /

Work with local organizations to coordinate and provide a range of transportation services for the needs of the aging populations and youth.

06 /

Consider partnering with regional organizations to provide incentives for ride sharing.



Activities for All

During Casco Planning Days, residents consistently expressed the desire to have more ways to come together as a community. There was strong interest in diversifying community events and activities, and better utilizing existing resources. People want Casco to be a community for all, both in programming and spaces to gather.

INCREASE INNOVATIVE PROGRAMMING

There is an emphasis to diversify the community programs to include non-sport offerings and greater multi-generational activities. During the planning process, the community brainstormed a long list of potential activities they would like to see in Casco. This provides residents the opportunity to establish a group of local people to support existing programming and expand opportunities.

Strategies

01 /

Budget for additional staff position to assist town-wide activity programs.

02 /

Form a volunteer programming group to support the Community Center existing programming and expand future opportunities.

03 /

Support increased funding for the library to provide additional multi-generational activities.

04 /

Enhance event communications with a searchable town-wide calendar of events.

05 /

Offer multi-generational programming at various times and days to accommodate more people.

06 /

Create meet-up mentor match groups that can offer services to one-another (kids and adults).

“Programs I would like to see and experience...”

- Indoor hands-on experiential play for young children
- Multi-generational activities such as canning, cooking, music, science, arts, and gaming
- Organize adult sports leagues such as softball, tennis, kickball, field hockey, or tai chi
- Start a rain or shine outdoor adventure club
- Boost programs and day camps for children such as swim lessons, rock climbing, fishing, kayaking, hiking, and other outdoor activities
- Expand the town’s outdoor gear lending library (add kayaks, XC skis, and fishing gear)
- Create a tool lending library for home and yard care
- Offer DIY house maintenance classes
- Organize summer and weekend family camps and outings
- Partner to bring adult education and Maine coop extension programs
- Set up a medical equipment loan closet
- Lego club, electronics group, board game night, and other non-sport activities
- Weekly summer concerts at the gazebo

Quotes from Casco Planning Days



Photos: Casco Parks & Recreation

UTILIZE EXISTING FACILITIES

Casco owns and maintains a range of public facilities. Residents mentioned the need to better utilize these spaces as a way to strengthen neighborhood connections and offer more activities. This could mean increasing programming throughout the year or keeping the facilities better maintained.

Strategies

01 /

Program existing civic spaces, such as fields, the gazebo, or Casco Day Park with activities such as concerts and plays.

02 /

Allow and encourage “Friends of” groups to help manage existing civic spaces.

03 /

Form public/private partnerships to fund the retrofit of neighborhood and civic spaces to add desired amenities such as parks, gathering spaces, or recreational opportunities.

04 /

Ensure adequate funding and staffing to maintain existing town properties.

05 /

Consider how existing town property can become a 4-season use (i.e. creating a skating rink in the park during winter).

06 /

Partner with the school district to provide programming at the schools.

EXPAND FACILITIES

Casco residents generated an extensive list of indoor and outdoor recreational facilities that are desired but currently unavailable. Many of these opportunities could be provided through public-private partnerships. The Town should consider strategies to encourage and incentivize private sector investments in the community-based facilities.

Strategies

01 /

Create a separate space for town board and committee meetings so the Community Center can remain multi-generational.

02 /

Buy property as it becomes available to build new indoor and outdoor recreational facilities or community-gathering spaces.

03 /

As part of new development, explore opportunities to partner with developers to create new recreational facilities.

04 /

Use credit enhancement agreements to incentivize private development of recreational facilities.

05 /

Update the Town's zoning code to include provisions for development of meaningful open space such as parks, plazas, gardens, dog parks, or playgrounds.

06 /

Ensure long-term maintenance costs for new programming and facilities are included in the budget or explore grant opportunities.

“Potential new facilities I’d like to see...”

- Regional recreation center, with a pool, indoor track, and activity rooms
- Additional outdoor pickleball courts
- Community woodshop
- Boost places in winter with accessible parks, skate rink, and snow trails for x-country skiing and snowshoeing
- Skatepark, disc golf, and dirt tracks for bmx
- Community gardens and food growing in public spaces
- Install a community garden and wild native plant beds along the front of the Crooked River School
- Indoor space to offer theater, arts and gallery.
- Dog park and pet friendly recreational areas
- Community farmers market

Quotes from Casco Planning Days



PROTECT & EXPAND WATER ACCESS FOR THE PUBLIC

Residents of Casco love the water. The lakes are an essential part of the community identity and residents want to better utilize this great resource.

Strategies

01 /

Create a waterfront pavilion.

02 /

Better utilize the town access to Parker Pond.

03 /

Make improvements at Crescent Lake beach.

04 /

Extend the town beach to the boat ramp on Pleasant Lake.







Casco in the Regional and State Context

Regional Context

In summary, Casco coordinates with regional entities as follows:

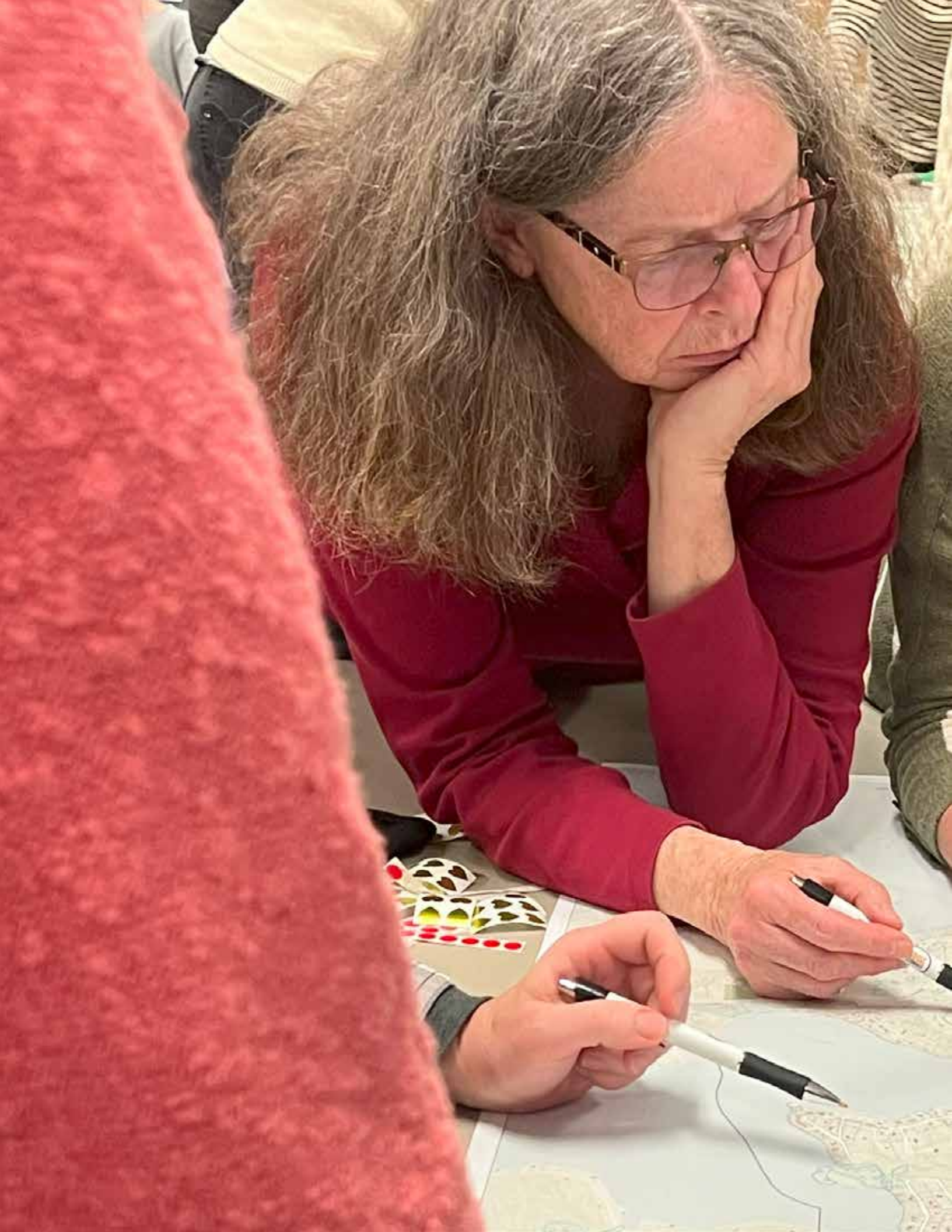
- The Casco Fire Rescue Department (CFRD) participates in a regional system of mutual aid, sharing fire and EMS services with the neighboring towns of Naples, Raymond, and Otisfield. For further details see Public Facilities and Services chapter.
- The School District is shared between the towns of Casco, Naples, and Bridgton with elementary, middle, and high schools spread across the Towns. For further details see Public Facilities and Services chapter.
- Waste Management is handled at a transfer station shared with Naples and located in Casco. For further details see Public Facilities and Services chapter.
- Water resource protection and land conservation efforts are shared with neighboring towns. Many local lakes and ponds are shared between towns and consequently share lake and pond conservation associations. Land Trusts and nonprofits that work in Casco such as the Loon Echo Land Trust and Sebago Clean Waters have regional scopes. For further details see Water and Natural Resources chapter.
- The town is enrolled in the Community Resilience Partnership, a state-wide program for community and climate resilience funding. The town will be among a cohort also including Hartford, Lovell, Oxford, and Sumner working with the Center for an Ecology-Based Economy (CEBE) which acts as a service provider in the region.
- The Lakes Region Explorer provides regional bus transportation through Casco between Portland and Bridgton. For further details see Transportation chapter.
- Casco is part of the Lakes Area Collaboration to improve and expand regional broadband access together with the towns of Bridgton, Fryeburg, Harrison, Naples, Naples, Raymond, Sebago, Standish, and Windham. The collaboration is being facilitated by GPCOG. For further details see Public Facilities and Services chapter.

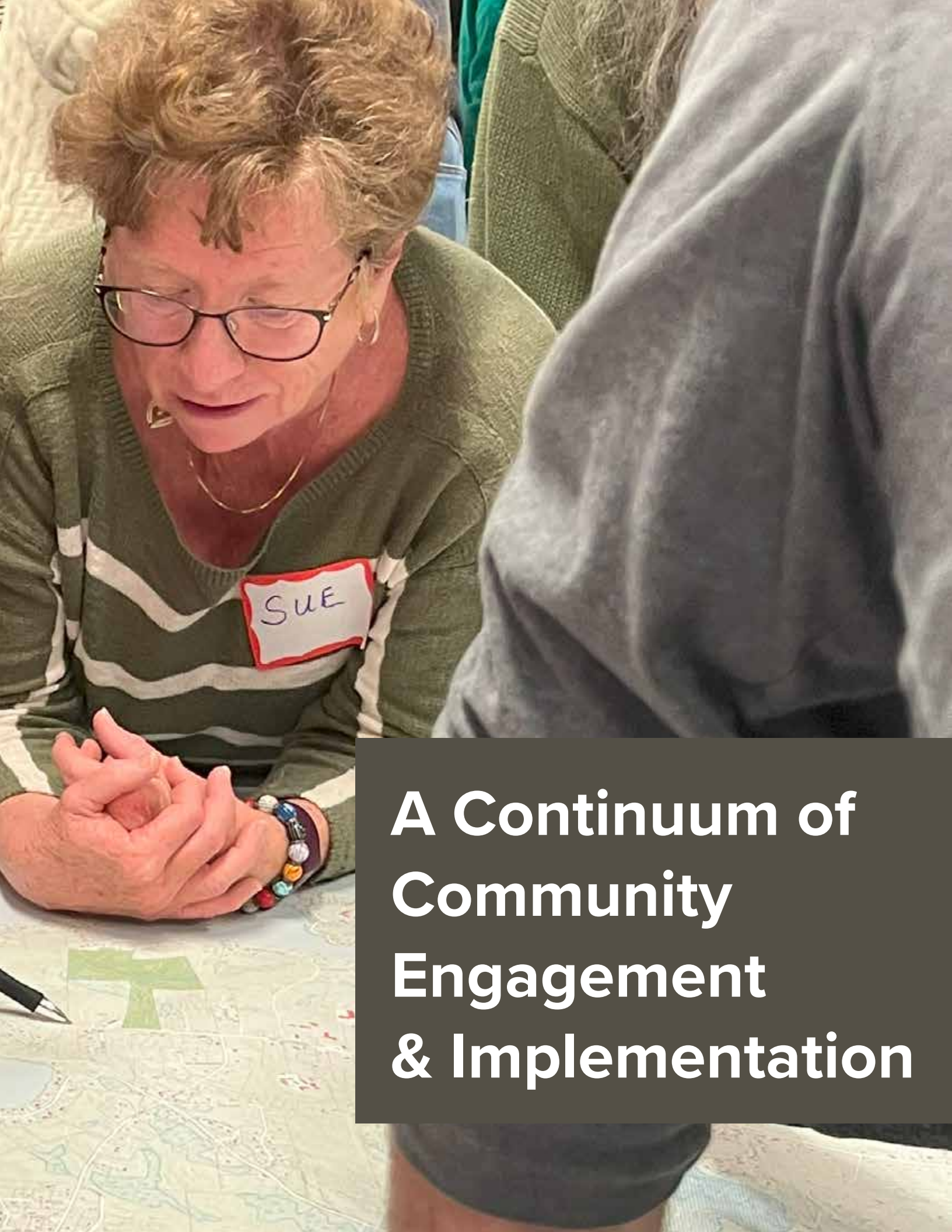
State Context

Casco has prepared this plan using an inquiry-based approach. The goals and action strategies identified in the Zoning Analysis and Recommendations, and Big Ideas sections reflect Casco's priorities as either communicated verbatim or transcribed by the planning team applying current planning best practices.

The list of policies and action strategies mandated by the State by Growth Management Act (GMA) have been reviewed for applicability and appropriateness, and are incorporated into the plan's Implementation Matrix, organized by topic as they appear in GMA. Where the Comprehensive Planning Committee and team have identified goals not to be incorporated, a brief note has been made why — most often because the Town has already implemented the policy or strategy or it's just not appropriate given the size or limited resources of Casco.

For a list of supplemental State policies and strategies, see the Implementation section of the plan.





A Continuum of Community Engagement & Implementation

How We Created the Plan

From April 28th through May 2nd, 2022, the residents of Casco were invited to participate in “Casco Planning Days,” an intensive, multi-day public planning and design event to develop a vision for the future of Casco.

LOCAL PLANNING COMMITTEE

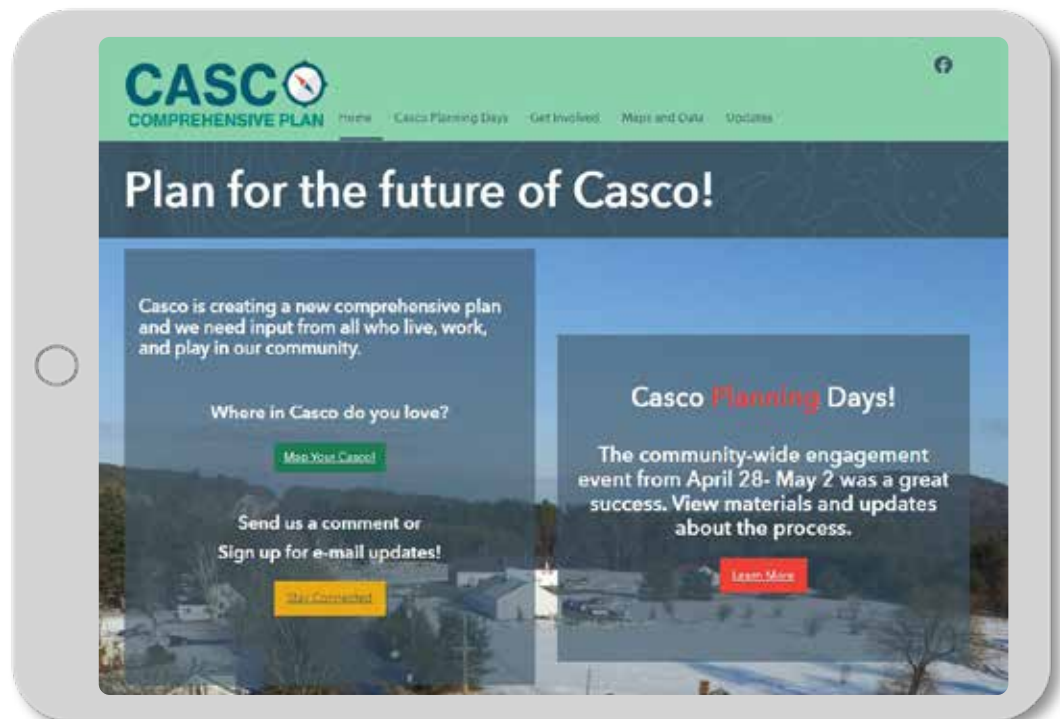
Gearing up for the Comprehensive Plan Update process, the Selectboard made a call to Casco residents for volunteers to serve on the Casco Comprehensive Plan Committee (hereafter referred to as “the committee”) which would represent a variety of neighborhoods and backgrounds. The committee was the driving force behind public outreach efforts for this plan,

working with the Greater Portland Council of Governments (GPCOG) early in the process to develop an outreach plan. Prior to launching into the process, the committee met for four months to learn about contemporary issues in planning, design, and regulatory frameworks.

SOCIAL & ONLINE MEDIA

The committee used personal social media accounts and the Town of Casco Facebook page to promote Casco Planning Days. Posts created by the committee were posted to the social media pages and in news blasts of multiple local clubs and organizations including Road Associations, the snowmobile and ATV clubs, Casco Public Library, Songo Locks School, Crooked River Elementary School, Parent Teacher Association, and Loon Echo Land Trust. The library and municipal departments such as Fire Rescue and

A special project website kept the community informed about the planning process, including upcoming events and ways to get involved. The website is archived here: <https://casco-gpcog.hub.arcgis.com/>



Parks and Recreation also posted on their Facebook pages.

The informational Hub Site created provides information about the entire Comprehensive Plan Update process with important topics including the schedule and details of Casco Planning Days, maps and data, and ways to get involved.

During Casco Planning Days, the team of GPCOG planners (hereafter referred to as “the team”) utilized a Miro Board where Casco residents unable to participate in-person could interact with the process. The Visual Preference Survey was available to participate in on the Comprehensive Plan Miro Board. Photos were also regularly posted of maps and materials in the studio as they were marked-up and commented on.

PRINT MEDIA

All printed materials were consistently branded with the Casco Comprehensive Plan logo and Casco Planning Days aesthetic to provide a cohesive identity to all things project-related. Postcards were handed out by committee members, town staff and the library, and given out to all school-age kids to take home. Postcards communicated the full schedule and location of Casco Planning Days and direction to the website for more information. Posters expanded from the postcard and lawn signs listing the time and place of the event were placed at popular places.



CASCO
COMPREHENSIVE PLAN

Casco is creating a new comprehensive plan, and we need YOUR input! Join us for focused discussions, presentations, events, and more. For more info, visit casco-gpcog.hub.arcgis.com or scan the QR code to the right.

Open Studio Every Day!
Bring your ideas | 9:00 am - 9:00 pm**THURSDAY**
Kick-Off & Hands-On Workshop: Getting Ready for Growth
Presentation, 6:00-8:30 pm**FRIDAY**
Recreation & Social Life
Special Topic Meeting, 11:30 am-12:30 pm
Getting Around: Roads & Mobility
Special Topic Meeting, 1:00-2:00 pm
Support Local Economy
Special Topic Meeting, 4:30-5:30 pm
Business Mixer
Networking, Beverages and Snacks, 5:30-6:30 pm**SATURDAY**
Woods, Waters, Trails & Open Spaces
Special Topic Meeting, 10:30-11:30 am
Sustainable Future
Special Topic Meeting, 12:00-1:00 pm
Swing Into Spring With The Library
Family Fun, 2:00-4:00 pm
Community Check-In
How are we doing so far?, 5:00-6:00 pm
Open Rec Center and Dessert Potluck
Sweets, Dodgeball and more, 6:00-7:00 pm**SUNDAY**
Selectboard Leadership Meeting
Meeting, 10:00-11:00 am**MONDAY**
Closing Session
Presentation, 6:00-8:00 pm

THE STUDIO

The pop-up design studio was used throughout Casco Planning Days. The Studio was housed in a meeting room in the Community Center courtesy of the Casco Parks and Recreation department. The team set up a fully-functioning office and design studio for the duration of the event, where the community was welcomed in for scheduled sessions and to drop by during open studio hours, 9am-9pm, to interact with the team and planning process on their own time. Following community workshops, special topic sessions, drop-ins, and other meetings, team members began to develop planning framework and illustrative plans that responded to community input.

Outside of the studio, the team conducted a Synoptic Survey of various buildings across Casco's villages. The survey tracked the existing pattern of development and design in Casco by measuring elements such as building height, setback, and shape. From the Survey the team determined where the design did not fit with the existing zoning of areas in order to suggest updated zoning and building standards that better fit the actual shape of Casco and guide future design.



KICK-OFF & SPECIAL TOPIC SESSIONS

The week-long public planning process kicked off at the pop-up studio in Casco Village with a presentation, hands-on workshop, and community goal-setting. Over 40 people attended Casco Planning Days Kick-Off on the first night of the week. Before the hands-on workshop, the team made an introductory presentation to the community. The presentation provided an overview of the project schedule and intentions, the existing conditions of Casco and its villages, and example strategies to control the pattern of development including building standards and zoning. The presentation also allowed the team to explain their own roles as listeners and interpreters, who would translate the community vision as expressed by the community themselves into the polished Comprehensive Plan for the town.

In the workshop that followed the opening presentation, participants were invited to mark up maps of Casco with places they loved, areas they would like to see improvements, and spaces they wanted protected. This generated conversation about housing, local businesses, access to trails, and safety of the roadways which began to inform the team about community priorities and guiding principles. At the end of the night, participants at each table shared their top big ideas expressed through the mapping activity to the whole group, highlighting for each other and the team the most critical aspirations and concerns people had for Casco.

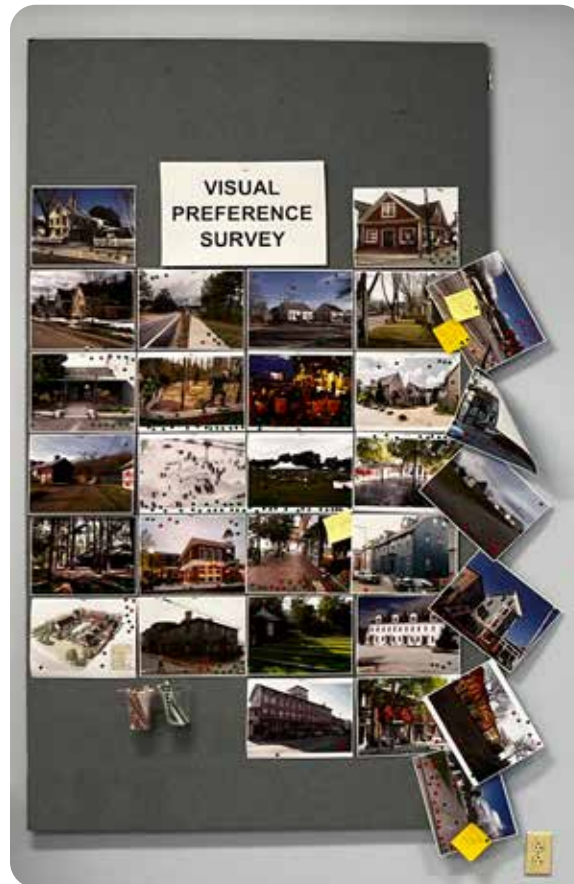


Over the next two days, community members met for special topic sessions in the studio to break down more specific concerns and priorities. Each special topic session attracted from four to 20 participants, providing a more intimate and deeper look at topics including recreation & social life, roads & mobility, local economy, woods, waters, trails, & open space, and creating a sustainable future. A business mixer at the end of the second day also created a space for local business owners and entrepreneurs to connect and share insights into what it is like to operate a business in Casco. The library hosted Swing Into Spring, a family fun event which included a story walk, face painting, and a local author visit on the Village Green.

VISUAL PREFERENCE SURVEY

The Visual Preference Survey was available both in-person on a wall in the studio and on the Casco Planning Days Miro Board for online participation. In the studio, the team set up over 50 photos of design, architecture, and landscaping ideas which may inspire the future development in Casco. Participants were asked to place green dots on photos they liked and wanted to see in Casco and red dots on photos they didn't like nor want to see in the town. Participants also placed comments explaining why they liked or did not like photos with sticky notes. On the Miro Board, participants

placed comments and dots virtually. The survey was successful in gathering preference feedback, most photos were covered in dots by the end of the week, which was useful for the team to identify what Casco residents would like to see in their town.



BIG IDEAS WALL

The Big Ideas Wall prompted residents of all ages to identify what they would like to see in the future for Casco. Participants were asked to write or draw their Big Ideas and post it on the wall.

The activity presented a creative forum for residents to express their wants and needs for the town. The team drafted the Big Ideas for the Plan directly based on the Big Ideas Wall, taking note of every comment. The wall stayed up throughout the week and people

interacted with it during drop-ins and before/after sessions and workshops.

INTERACTIVE MAP, SURVEY, & QUESTION CAMPAIGN

Launched before Casco Planning Days began, "Map My Casco" was an interactive crowdsourced mapping activity available on the project website. Participants were able to select a location on the map to make a comment on three topics: Places You Love, Small Fix, and Big Idea. Participants were welcome to make as many reports as they



desired and could leave additional feedback by “liking” and commenting on other people’s ideas.

Also on the project website, the Casco Planning Days Survey provided space for participants to answer questions about Casco today and what they would like to see in the future. Questions ranged from “What do you like best about Casco?” to “Does Casco need more housing?” to “What should happen at Pike’s Corner?” The final question was an open-ended call for any other comments or suggestions. The Question Campaign asked participants “What is your question about the future of Casco?” in order to glean what were resident’s general concerns, hopes, and potential direction of Casco in the coming years.

COMMUNITY PLANNING MID-POINT CHECK-IN

The mid-point check-in workshop rounded out the third day of the week. The team led participants around the room to view preliminary works products posted on the walls, talking through what had been discussed over the previous three days and how resident feedback had already been incorporated into maps and materials. This included a draft summary of the Big Ideas, important road safety

measures, suggestions for defining the villages, and a preliminary sketch of Pike’s Corner. After the presentation, participants were invited to continue to add comments to materials and reflect on them with team members to further refine new ideas. The feedback from the mid-point check-in helped inform the subsequent drawings and maps which would be presented in the final wrap-up session.

CLOSING SESSION

On Monday, the last day of Casco Planning Days, the team worked hard to finish synthesizing ideas and polish maps, renderings, and Big Ideas produced from community feedback throughout sessions and drop-ins. The results were presented to the community in the closing session after the closing presentation which provided possible actions and designs based on the Visual Preference Survey, comments, and community member discussions with the team. Following the presentation, attendees were welcomed once again to mark up materials by way of dots and sticky notes for the final feedback of Planning Days. The evening and process concluded in high spirits as many residents expressed their excitement at the potential they could see in Casco’s future.



PLAN REVIEW PROCESS

After Casco Planning Days, the Committee worked with the Team for nearly 12 months to develop the first draft of the Plan. It was presented in mid-March of 2023 when about 50 people attended an “unveiling/open house” at the Casco Community Center. All of the major parts of the plan, including summaries of where Casco has come from and where we are now (History/ Villages), Emerging Places (Renderings of 302 Corridor, Pikes Corner, Watkins Flats), as well as

the Big Ideas and Strategies were presented. The draft was available for public review on the town’s website (pdf download) and hardcopies were placed at various municipal locations around town; comments were submitted via email or hardcopy. The committee gathered the public comments and reviewed them, making some minor edits. A second Draft Plan was released prior to a moderated Q&A Roundtable discussion (~20 people attended) and a Select Board/Planning Board Public Hearing (30-40 people attended),



both held in mid-May. In June, there was a joint workshop between the Committee and the Selectboard. In addition to these targeted public events, the committee held dozens of open-door meetings at the community center, processing comments and performing page-by-page document review for edits and clarity. Throughout this time, the Selectboard offered their support and encouragement — indicating they believed the Draft Plan represented the needs and desires of the community, based on Casco Planning Days

and public comment. They suggested softened wording in places to ensure the townspeople understand the intention of the plan — advice the committee took very seriously. This period of writing, review, collection and processing of comments, rewrite and subsequent review has taken hundreds of hours and involved dozens of people.

Financing the Plan: A Capital Investment Strategy

The data chapter, “Fiscal Capacity and Capital Investment Plan”, identifies how the town has funded and anticipates funding of future capital investment needs.

The data chapter, “Public Facilities and Services” calls out needs to fund the following:

- Maintenance of deteriorating cemeteries.
- A more secure gate for Public Works’ sand and salt shed.
- Creating space for the Public Works Department currently housed in the fire station.
- Expanding fire facilities and purchasing a ladder truck.

Further, the Big Ideas section of this plan identifies a wide array of both facilities improvements and

The town’s leadership and staff are committed to continuing an **open budgetary process and dialogue with the community** to carefully plan for and consider how money is spent in Casco.

programmatic activities that may require staffing support to accomplish. While staffing is not a capital investment, it is something the town will consider as part of its annual budgeting process. Needs identified in the Public Facilities and Services chapter and Big Ideas section include:

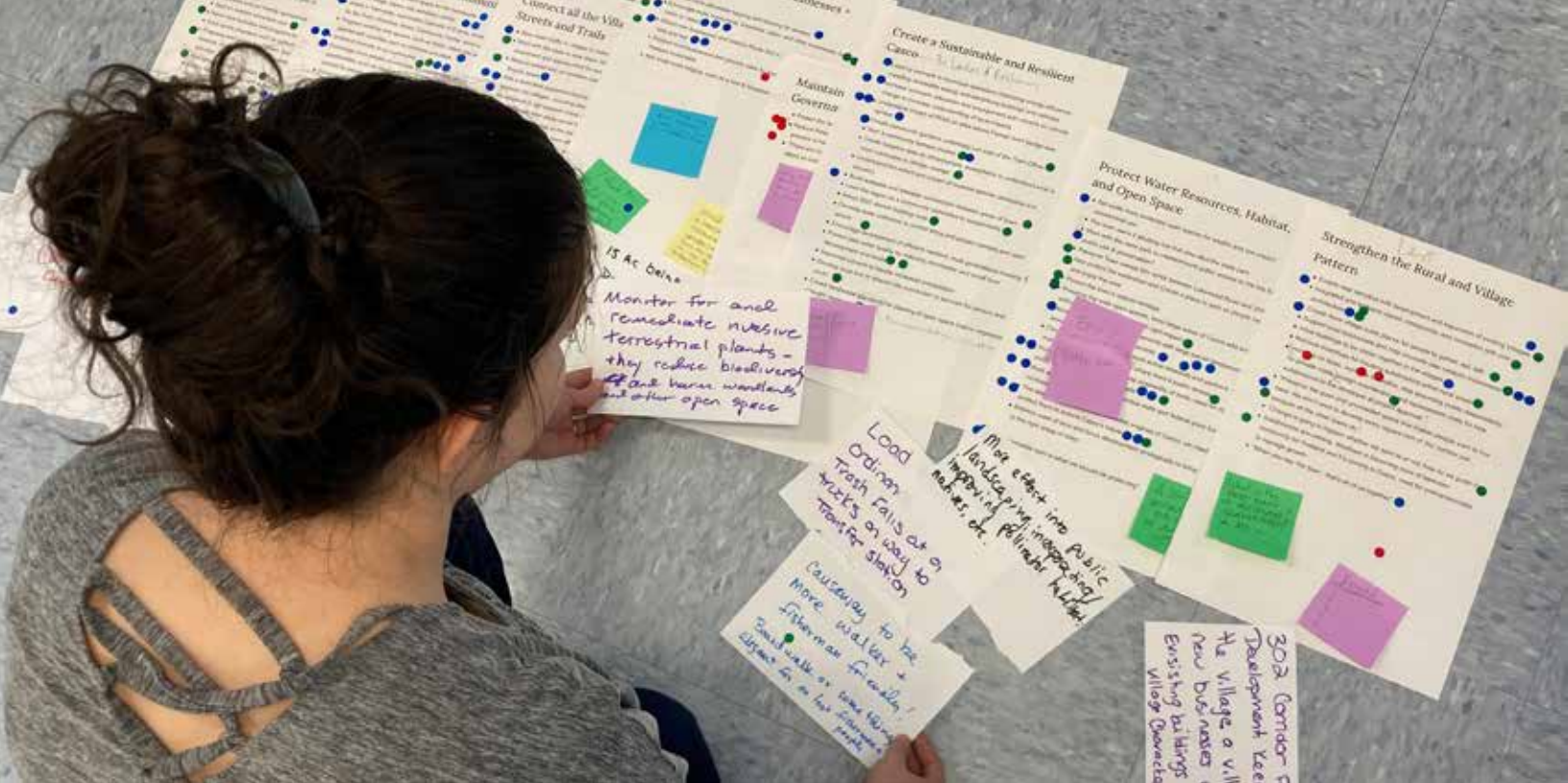
- Expanding public works staff and taking over private contracts for public works services.
- Expanding administrative staff in the Town Office in the busier summer months.
- Expanding emergency response staff.

In the approximate 10 year lifecycle of this plan, the following investments (table on next page) are prioritized along with (very rough) cost estimates. It is understood that, at the time of writing of this plan, we are in a post COVID-19 period of inflation, building supply costs and labor costs are high, as are labor shortages. At the same time, interest rates and fuel are double that of just two years ago. Municipal projects across the state have been suspended due to misaligned estimated costs versus actual costs, and staff shortages. The economic outlook is unclear, recovery period is unknown.

With that said, while we are identifying priorities we are by no means committing that any of the capital investments will come forward at the estimated cost or within the estimated timeframe – or at all. The town’s leadership and staff are committed to continuing an open budgetary process and dialogue with the community to carefully plan for and consider how money is spent in Casco.

ANTICIPATED CAPITAL INVESTMENTS

WHAT	HOW MUCH	PRIORITY	GROWTH RELATED INVESTMENT	FUNDING SOURCE
Municipal + Land Use Policy, Zoning	\$75K (year 1) \$50K (year 2) \$25K (year 3)	High	No	Municipal Budget
Community Development, Development Readiness + Special Studies	\$50K (year 1) \$50K (year 2) \$50K (year 3)	High	No	Grants/ Municipal Budget
Trail Improvements; Expanded Access, Accessibility, Signage	\$250K	Medium	No	Grants/ Municipal Budget
Street Safety + Road Infrastructure Improvements	\$750K - \$1M annually	High	Yes	Municipal Budget
New Municipal Government Meeting Area	\$250K	High	No	Municipal Budget
Expanded Communications + Engagement	\$15K/yr	High	No	Grants/ Municipal Budget
Community Bus	\$123K	Medium	No	Grants/ Municipal Budget
Emergency Communications System Improvements	\$250K	High	No	Grants/ Municipal Budget
Land Acquisition for Open Space + Trails	\$3M	High	No	Grants/ Bond/ Philanthropic
Cemetery Maintenance	\$10K-\$20K annually	High	No	Municipal Budget
Public Works Facility Improvements	\$3M	Medium	No	Bond
Expanded EMS/Fire Facilities	\$6M	Medium	No	Bond
Resiliency Program + Water Quality/Environmental Monitoring	\$50K (year 1) \$50K (year 2) \$20K (annually)	High	No	Grants/ Municipal Budget
Ladder Truck*	\$1.5M*	Medium	No	<i>*This expenditure would be a shared regional cost</i>



Implementing the Plan

In anticipation of plan adoption at Town meeting, the Selectboard should put out a call for volunteers to join an “Implementation Committee.”

The Board should prepare to appoint a team of dedicated leaders who will champion the plan and take on coordination and oversight of implementation efforts. The Selectboard may consider appointing a committee composed of one representative from each of the other town committees and organizations to optimize local coordination and communication of efforts. Members of the committee who shepherded the plan’s creation should be first considered.

It is incredibly important that the Implementation Committee understands the robust public process that led to the creation of the Comprehensive Plan, and that their true responsibility is to move

its visions and goals forward, not re-evaluate overall plan contents and divert from the plan’s vision. Championing the plan is the Committee’s first role, carrying out the plan is the Committee’s first responsibility.

Because Casco is a small town powered by volunteers, the Implementation Committee will likely become more than coordinators. The Committee should be prepared to work collaboratively with staff on special initiatives, engage in the budgeting process, and work with the Planning Board to make sure priority zoning amendments called out by this plan are moving forward. Further, the committee’s role should include regular, ongoing communications and platforms for discussion with the community about plan progress. The plan was created with many hands and voices, and its implementation will need just as many people pulling in the same direction to implement it.

The Role of the Selectboard, in summary:

- Bring forward the plan for adoption at Town Meeting
- Appoint an Implementation Committee and define committee roles
- Bring forward any subsequent zoning or land use policy-related recommendations
- Coordinate with staff and committee to fund additional plans and studies
- Consider budgeting for capital investments in the Capital Improvement Plan (CIP) process
- Consider budgeting for any staffing and programmatic changes in the annual budget
- Coordination with county and state agencies and/or utility service providers, as needed to maintain and upgrade infrastructure and services.
- Annually review the progress of the committee and co-host a plan celebration and open house!

The Role of the Implementation Committee, in summary:

- Implement the plan
- Set an annual work plan and base that plan on the implementation matrix
- Bring forward requests for fiscal or staffing support to leadership
- Coordinate with staff and stakeholders, so all parties understand what parts of the plan they are responsible for implementing
- Hold quarterly check ins with the Selectboard to discuss progress and identify any issues/ opportunities
- Prepare an annual report of progress
- Co-host an annual plan celebration and open house with the Selectboard.



Demonstration Projects to Test ideas

Implementation efforts for this plan are already underway! Casco's leadership met on the second last day of the public design week to discuss "low hanging fruit": what the town could do right now to begin responding to the wishes of the community. The first initiative was to engage a bicycle and pedestrian facilities expert, Jim Tassé, to help design and install a village gateways treatment and safe walking zone on Route 121 in Casco Village. This installation was designed in partnership with the Maine DOT and begins to tackle one of the biggest priorities of the community — making streets safer for everybody.

5 EARLY ACTION STEPS TO TAKE NOW!

1

Start A Connect Casco Action Group

The Big Idea, “Activities for All” identifies a number of ways to boost togetherness. A few low cost, quick to implement strategies include: “Form a volunteer programming group to support the Community Center existing programming and expand future opportunities.” and, “Enhance event communications with a searchable town-wide calendar of events.” An action-oriented group could kickstart both of these initiatives and more, expanding communications through newsletters, direct email blasts, posters, and via social media channels.

2

Fund Zoning Repair Work

At minimum, the town should adopt protections for the rural area by way of the farm compounds zoning tool, assign portions of Route 302 as a Special District to encourage higher quality, more compact redevelopment, and adopt building types and standards to control size, scale, and aesthetics of development in the Village and Commercial Districts. New zoning will allow some villages to expand while maintaining a rural, small town sense of place.

3

Engage the MaineDOT in a Village Partnership Initiative

The State’s new funding program provides an opportunity to work in partnership with the Maine DOT to plan for street improvements in villages and main streets. Casco may be able to make a strong case for creation of a slower section of Route 302 to

focus economic development and housing opportunities on this priority corridor. This program helps to move communities closer to funding for shovel-ready projects. Current and ongoing efforts by the town to document speed in the villages will help to support the case for slower, safer streets.

4

Pursue a Community Action Grant

This new state funding source through the Community Resilience Partnership could help the Town of Casco address a number of different strategies identified in the big idea, “Be Leaders of Sustainability.” Funding can also be used to amend zoning to create walkable, mixed use village centers that will support new housing.

5

Implement Slow Streets Safety Tests

Continue to work with stakeholders to install low-cost, temporary to more permanent treatments in places identified on the “Streets Safety” map. The purpose of the installations should be to test out ideas in anticipation of making more permanent temporary improvements that can remain year-long. Some areas may see longer term reconstruction. The Town should continue to liaise with Greater Portland Council of Governments staff to make sure any/all possible funding sources (regional, state, and federal) are available to the town to make safety improvements.

Evaluating and Updating the Plan

Building upon the narrative provided above, through ongoing evaluation this plan may be updated from time to time to reflect changes in the community, the region, and the state. The plan is kinetic and should not be treated as a snapshot in time.

Much of the data in the inventory and analysis section is static - it is a snapshot, and it may change. Through annual community check in's, any significant changes in trends, market, circumstance and community values and priorities should be discussed. If leadership finds discrepancies, the community should decide if and when an update to the plan is necessary.

Annually, the Plan Implementation Committee should review progress, and report out its findings at a community open house. This open house can do five main things:

1. Share progress and celebrate the successes.
2. Outline priorities for the coming year, including any initiatives that may require funding or community support at town meeting.
3. Recruit additional volunteer support where it is needed.
4. Keep the community connected to the plan and the process of implementation open and transparent.
5. Facilitate an open-ended discussion about any one or number of issues or topics that the community feels leadership and the Committee needs to focus on.



As required by the State, after 5 years the Plan Implementation Committee should evaluate the following, at minimum:

- A. The degree to which future land use plan strategies have been implemented;
- B. Percent of municipal growth-related capital investments in growth areas;
- C. Location and amount of new development in relation to community's designated growth areas; and,
- D. Amount of critical natural resource, critical rural, and critical waterfront areas protected through acquisition, easements, or other measures.



Implementation Matrix

The plan implementation matrix provides an organizational framework for the implementation of each project, policy or initiative identified in the Comprehensive Plan. The matrix can be used to organize efforts by the Implementation Committee, staff and stakeholders. Each strategy identified in the document is listed in the matrix along with reference to whether the item is zoning related, the anticipated timeframe for completion, the responsible party for implementation, and level of priority,

STRATEGY	ORDINANCE RELATED	TIMEFRAME	LEAD	LEVEL OF PRIORITY
Amend the Village District	X	Short	IC / PB	High
Maintain the Manufactured Housing Park District (MHP)		<i>No action required</i>		
Amend the Residential District	X	Short	IC / PB	High
Adopt Special Districts	X	Short	IC / PB	High
Adopt building standards and preapproved building types	X	Short	IC / PB	Med
Consider adopting a Pocket Neighborhood Standard for the villages	X	Mid	IC / PB	Med
Consider adopting rural place types	X	Short	IC / PB	High
Consider adopting a small compound rural place type	X	Short	IC / PB	High
Consider adopting a large compound rural place type	X	Short	IC / PB	High
Consider amending parking standards	X	Short	IC / PB	High
Consider adopting civic space standard	X	Mid	PB	Med
Consider repealing Planned Residential Development (PRD)	X	Mid	PB	Med
Consider adopting neighborhood design standards	X	Short	IC / PB	High

CEO Code Enforcement Office

DPW Director of Public Works

FC Fire Chief

FM Facilities Manager

IC Implementation Committee

OSC Open Space Commission

PB Planning Board

RD Recreation Director

SB Select Board

TM Town Manager

1. Protect Woods, Waters, & Open Space

DEVELOP A REFINED TRAIL NETWORK

STRATEGY	ORDINANCE RELATED	TIMEFRAME	LEAD	LEVEL OF PRIORITY
01 / Build relationships with large parcel landowners and the state park to secure long-term, generational access and preservation to key trail linkages and connections, with the consideration of working towards establishing formal agreements.		Ongoing	SB	High
02 / Update zoning to clearly articulate when trail corridors should be preserved or added as private development occurs.	X	Short	PB	High
03 / Create an open space and trails connectivity map to identify important trail corridors and connections for future private development.		Short	OSC	High
04 / Consult with interested parties to solidify use and easement agreements with private landowners.		Ongoing	OSC	High
05 / Seek private and public funding to expand the number of trails and pedestrian/bicycle paths.		Ongoing	OSC	High
06 / Prioritize funding for sidewalk and bicycle network expansions.		Ongoing	SB	Med
07 / Continue to work regionally with surrounding communities and organizations to extend regional trails.		Ongoing	OSC	High
08 / Encourage the Open Space Commission to expand its relationships with external partners and private landowners.		Ongoing	OSC	High

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ENHANCE GENERATIONAL ACCESS TO TRAILS & WATERWAYS

STRATEGY	ORDINANCE RELATED	TIMEFRAME	LEAD	LEVEL OF PRIORITY
01 / Create trails and water access points that are ability-inclusive and accessible by means other than car.		Mid	OSC / RD	High
02 / Install low-cost, low-impact signage along trails and water access points to aid in navigation and private property use.		Mid	OSC / RD	Med
03 / Seek private and public funding to expand the number of access points to natural resources and water access.		Ongoing	OSC	High
04 / Improve public awareness and knowledge of the trails by expanding volunteer opportunities and creating trail, water access, and outdoor recreation maps and informational materials.		Mid	SB	Med
05 / Develop relationships with private landowners and provide ongoing stewardship assistance to ensure continued access to trails.		Ongoing	OSC	High
06 / Work with local and regional organizations to offer four-season, nature-based activities and programming for people of all ages and abilities.		Short	RD	Med
07 / Enter into agreements with private landowners to formalize trail and water access points.		Ongoing	OSC	High

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1. Protect Woods, Waters, & Open Space

KEEP LARGE AREAS OF CASCO WILD & UNTOUCHED

STRATEGY	ORDINANCE RELATED	TIMEFRAME	LEAD	LEVEL OF PRIORITY
01 / Work with the local land trusts to pursue state and federal grant funding to increase land conservation.		Mid	SB	High
02 / Protect the town's natural heritage by acquiring and preserving private, open, underutilized land for wildlife and low-impact recreational use.		Mid	SB	High
03 / Use the Open Space Fund as a strategy to purchase open space and protect important natural resources and land conservation in Casco.		Short	OSC / SB	High
04 / Plant wild and native meadow seeds along Crooked River School.		Mid	OSC	Med
05 / Update the zoning code to require developers building appropriate scale projects within the rural districts to protect high quality open space.	X	Short	IC / PB	High
06 / Create connections between conserved lands for increased wildlife corridors and trails.		Ongoing	OSC	High

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PRESERVE LAKES, PONDS, AND WATERWAYS

STRATEGY	ORDINANCE RELATED	TIMEFRAME	LEAD	LEVEL OF PRIORITY
01 / Continue to work with local organizations to actively monitor the health of the lakes and ponds.		Ongoing	SB	High
02 / Consider limiting or halting commercial water extraction to protect long-term viability of water resources.		Mid	SB	High
03 / Educate residents on shoreline management best practices, invasive species, and the importance of water quality.		Short	SB	High
04 / Partner with neighboring communities and regional pond associations to monitor, protect, and improve water quality in the region's watershed.		Short	SB	High

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1. Protect Woods, Waters, & Open Space

PROTECT FARMS AND WORKING LANDS

STRATEGY	ORDINANCE RELATED	TIMEFRAME	LEAD	LEVEL OF PRIORITY
01 / Update the zoning code to protect high quality open space within the rural districts.	X	Mid	PB	High
02 / Work regionally to develop marketing materials to showcase outdoor amenities, farms, and local food sources unique to Casco.		Mid	SB	Med
03 / Encourage working farms and forests to participate in the Farmland and Tree Growth Tax Program.		Mid	OSC	High
04 / Work with the Maine Farmland Trust, the Department of Agriculture, and other organizations to attract and support farmers and agricultural- based businesses.		Short	OSC	High
05 / Develop a solar ordinance that protects farmland, forests, and working lands	X	Short	PB	High

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TM Town Manager

PROTECT HISTORIC AND ARCHAEOLOGICAL RESOURCES

STRATEGY	ORDINANCE RELATED	TIMEFRAME	LEAD	LEVEL OF PRIORITY
01 / Complete a survey of historic properties and archaeological sites.		Mid	SB	Med
02 / Identify properties that may be nominated to the National Register for historic places.		Mid	SB	Med

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2. Support Diversity & Multigenerational Community Life

CREATE MULTI-GENERATIONAL SPACES

STRATEGY	ORDINANCE RELATED	TIMEFRAME	LEAD	LEVEL OF PRIORITY
01 / Improve infrastructure of parks and outdoor community gathering spaces to include utilities such as water and electricity to increase functionality.		Mid	RD	High
02 / Address transportation issues to get children and seniors to programs by purchasing a town bus or partnering with the school district, transit agencies, or private organizations.		Short	RD	High
03 / Create a shared artist workspace in a village district.		Mid	SB	Med
04 / Create a long-term future cemetery for Casco residents.		Mid	SB	High

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IMPROVE COMMUNITY CONNECTIONS

STRATEGY	ORDINANCE RELATED	TIMEFRAME	LEAD	LEVEL OF PRIORITY
01 / Improve cell coverage in the villages.		Mid	SB	High
02 / Boost communication of volunteer needs and opportunities to sustain increased sociability.		Short	TM	High
03 / Create a volunteer calendar or online sign-up platform to advertise volunteer opportunities, time commitments, and schedule.		Short	TM	High
04 / Start a mentorship program to match people with skills with people who want to learn new skills.		Mid	RD	Med
05 / Organize a “creating community” event - speed dating style opportunity to get to know your neighbors.		Mid	RD	Low
06 / Create a resident welcome package or page on the town website to easily inform people about town committees, how to get involved, and importance of town participation.		Short	TM	High

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2. Support Diversity & Multigenerational Community Life

EMBRACE DIVERSITY IN THE COMMUNITY

STRATEGY	ORDINANCE RELATED	TIMEFRAME	LEAD	LEVEL OF PRIORITY
01 / Assess how ordinances and town policies affect the diversity of the town.	X	Short	SB	High
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02 / Encourage diversity on committees and boards to ensure that decision-making entities reflect all interests in the community.	X	Short	SB	High
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ENCOURAGE HOUSING DIVERSITY TO ACCOMMODATE A RANGE OF FAMILY SIZES AND LIVING ARRANGEMENTS

STRATEGY	ORDINANCE RELATED	TIMEFRAME	LEAD	LEVEL OF PRIORITY
01 / Update the zoning code to enable greater density and diverse housing choices within the 5-minute walk areas identified on the Connectivity Map.	X	Short	IC / PB	High
02 / Update the zoning code to regulate building types by zoning district to ensure new buildings and projects complement the scale and sense of place in each of the villages, and a range of unit sizes are permitted. Provide a more stringent set of development standards to control building form, scale, components, placement, materials and associated site improvements throughout town.	X	Short	IC / PB	High
03 / Update the zoning code to allow building groups such as pocket neighborhoods in villages, and connected farms, small and large compounds, and hamlets in the rural areas.	X	Short	IC / PB	High
04 / Review all municipal codes and procedures to remove barriers to small-scale development and the construction of affordable building types.	X	Short	IC / PB	High
05 / Create a multi-generational neighborhood plan for the Crooked River School area.		Mid	IC / SB	Med
06 / Consider zoning tools to support an agricultural neighborhood district with limited commercial activities at Watkins Flats.	X	Short	IC / PB	High

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ENCOURAGE HOUSING DIVERSITY TO ACCOMMODATE A RANGE OF FAMILY SIZES AND LIVING ARRANGEMENTS (CONT.)

STRATEGY	ORDINANCE RELATED	TIMEFRAME	LEAD	LEVEL OF PRIORITY
07 / Work with landowners to create a neighborhood master plan for the rehabilitation of the mobile home park.		Long	SB	High
08 / Update the zoning code to remove parking minimums within the growth areas, allowing the free market to determine parking needs. Add controls that require new parking to be located behind buildings.	X	Short	IC / PB	High
09 / Expedite permitting for construction of affordable housing units in growth areas envisioned as dense, walkable, mixed-use neighborhoods.		Mid	SB	High
10 / Create an affordable housing fund. Fund it, for example, with a percentage-based land transfer tax.		Long	SB	Med
11 / Allow large homes to be shared by multiple people not living in family, but that share cooking facilities, gathering spaces and other supportive amenities.	X	Short	IC / PB	High
12 / Amend ordinance to comply with LD 2003.	X	Short	IC / PB	High

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SLOW TOWN TRAFFIC TO MAKE STREETS SAFER

STRATEGY	ORDINANCE RELATED	TIMEFRAME	LEAD	LEVEL OF PRIORITY
01 / Work with the state to slow down areas of the town to support additional village investment and opportunities for economic growth.		Mid	SB	High
02 / Work with the state for greater town control over posted speed limits and initiate discussions for changing the way speed limits are set to improve safety.		Short	PB	High
03 / Adopt a Vision Zero plan to eliminate traffic fatalities.	X	Short	SB	High
04 / Adopt a Complete Streets policy that considers the safety and accessibility of all roads for all users. Prioritize pedestrian, or multi-modal-first approach for all transportation projects and programs, from scoping to maintenance.	X	Short	SB	High
05 / Adopt a resolution that establishes a reduced speed within Casco's more densely populated areas.	X	Mid	SB	High
06 / Add bike signage to improve visibility and safety of bicyclists.		Short	DPW	High
07 / Continue to direct funding to pilot temporary, test measures such as lane width reductions, advisory bike lanes, and other techniques to slow traffic on local neighborhood streets.		Short	SB	High
08 / Ensure upkeep of existing streets before making new streets.		Ongoing	SB	High

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3. Connect the Villages with Safe Streets & Trails

IMPROVE ROAD GEOMETRY

STRATEGY	ORDINANCE RELATED	TIMEFRAME	LEAD	LEVEL OF PRIORITY
01 / Work with MaineDOT to evaluate where adjustments can be made to road geometry to reduce speeding and increase safety, including the full lengths of Rt 302 and Rt 11.		Mid	SB / TM	High
02 / Work with MaineDOT to create purposeful areas along Rt 302 where vehicle speeds can be reduced to support local economic development, climate resiliency and livability goals.		Mid	SB	High
03 / Create a gateway treatment and re-allocate lane space on Rt 11 near Crooked River School to support increased walking and bicycling to school for neighborhood students.		Short	DPW	High

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SUPPORT EXISTING LOCAL BUSINESSES

STRATEGY	ORDINANCE RELATED	TIMEFRAME	LEAD	LEVEL OF PRIORITY
01 / Review existing ordinances to ensure businesses can operate as needed within the village centers.	X	Short	PB / IC	High
02 / Create an economic development committee or businesses association to enhance communications between the business community and town staff.		Mid	SB	Med
03 / Enhance connections between local businesses such as farm to table restaurants.		Mid	SB	Med
04 / Explore costs and funding mechanisms for bringing utilities into town.		Mid	SB / TM	Med
05 / Prioritize streets that are safe, interesting, and comfortable for walking.		Short	SB	High

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4. Attract Local Businesses and Entrepreneurs

ATTRACT A DYNAMIC WORKFORCE

STRATEGY	ORDINANCE RELATED	TIMEFRAME	LEAD	LEVEL OF PRIORITY
01 / Support the organization of professional groups to hold networking and community building events.		Mid	RD	Med
02 / Work with the library to encourage private sector partnerships to host professional enrichment and skills building workshops.		Mid	RD	Med
03 / Create a town-wide directory of home-based and local businesses.		Short	SB	High
04 / Update zoning to allow for higher density development to create more walkable destinations and more diverse housing choices.	X	Short	PB	High

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RECRUIT NEW LOCAL AND NON-FRANCHISE BUSINESSES

STRATEGY	ORDINANCE RELATED	TIMEFRAME	LEAD	LEVEL OF PRIORITY
01 / Update zoning to ensure new commercial development has a village look and feel.	X	Short	IC / PB	High
02 / Update zoning to allow restaurants or small-scale lodging, such as a bed and breakfast, in the villages and to specify form.	X	Short	IC / PB	High
03 / Find more places to have commercial zoning and zones that keep the right type of businesses in designated areas.	X	Mid	IC / PB	High
04 / Consider buying buildings when available and rent them to new businesses.		Ongoing	SB	Med

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5. Maintain Fiscal Stability & Accessible Government

FIND MORE WAYS TO INCLUDE RESIDENTS IN THE TOWN PROCESS

STRATEGY	ORDINANCE RELATED	TIMEFRAME	LEAD	LEVEL OF PRIORITY
01 / Continue to use an open, transparent, and participatory process.		Ongoing	SB	High
02 / Adopt a policy to hold facilitated public workshops when complex problems arise that require broad community commitment.		Short	SB	High
03 / Include funding in the budget for meetings between Town Hall and the community.		Mid	SB	Med
04 / Increase volunteerism and community participation to improve the capacity and capability of committees.		Mid	SB	Med
05 / Test alternative committee meeting times and days to make it easier to volunteer.		Short	Various	High
06 / Develop a strategy or partnership to make child-care available for all public meetings to promote involvement.		Short	SB	High

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IMPROVE COMMUNICATIONS ON TOWN HAPPENINGS

STRATEGY	ORDINANCE RELATED	TIMEFRAME	LEAD	LEVEL OF PRIORITY
01 / Consider forming a volunteer communications committee or including funding in the budget for a part-time communications staff member.		Short	TM / SB	High
02 / Launch a community newsletter.		Short	TM	High
03 / Keep the Town's website and Facebook pages up to date with current content and promote activities based in the community.		Ongoing	TM	High
04 / Continue to work with the community to build shared communication goals to reach a diverse audience.		Ongoing	SB	High
05 / Encourage more people to volunteer by coordinating and promoting opportunities, such as road clean-ups or community groups to knit for people in need.		Ongoing	SB	High
06 / Annually, hold a community celebration to acknowledge the work of volunteers.		Ongoing	SB	High
07 / Create an outreach campaign to promote Casco outside of the town beyond just Casco Days.		Mid	SB	High

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5. Maintain Fiscal Stability & Accessible Government

PROVIDE SUPPORT TO RESIDENTS

STRATEGY	ORDINANCE RELATED	TIMEFRAME	LEAD	LEVEL OF PRIORITY
01 / Find ways to support people in keeping their homes well-kept such as matching funds for installing solar, or community house-repair funds.		Mid	SB	Med
02 / Explore ways to bring Town Hall services directly to neighborhoods.		Mid	SB	Med
03 / Add leadership incentives to attract a diverse selection of volunteers for town boards and committees.		Short	SB	High
04 / Consider job sharing to attract highly skilled talent to the town.		Ongoing	Various	Med

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BUILD MECHANISMS FOR FUNDING

STRATEGY	ORDINANCE RELATED	TIMEFRAME	LEAD	LEVEL OF PRIORITY
01 / Include funding in the budget for a part-time staff person to support the Town Manager and Code Enforcement with town planning and economic development.		Short	SB / PB / IC	High
02 / Continue to use an open and participatory budgeting process.		Ongoing	SB	High
03 / Evaluate if new job structures or changes to workplace culture should occur to attract new talent to government services.		Short	SB	Med
04 / Fund staff professional development to improve budgeting and town operations for long term capital improvements.		Short	SB	High

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DEVELOP INVENTORIES AND BASELINE DATA

STRATEGY	ORDINANCE RELATED	TIMEFRAME	LEAD	LEVEL OF PRIORITY
01 / Conduct a greenhouse gas inventory, vulnerability assessment, and/or climate action plan to understand the infrastructure, ecosystems, and people most vulnerable to climate change.		Mid	SB	Med
02 / Complete an inventory of all invasive species in the town and set up an invasive species management plan.		Mid	SB	Med
03 / Incorporate climate data into new or updated town plans.		Mid	SB	Med

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ENHANCE COMMUNICATION AND EDUCATIONAL PROGRAMMING ON THE ENVIRONMENT AND SUSTAINABILITY

STRATEGY	ORDINANCE RELATED	TIMEFRAME	LEAD	LEVEL OF PRIORITY
01 / Update communication strategies to distribute informational materials more easily, including keeping the town website up-to-date and possible town newsletter.		Short	SB / TM	High
02 / Consider creation of a new resident welcome package that provides an overview on property care, volunteer committees and opportunities, importance of sustainability, and/or ongoing projects.		Short	SB / TM	High
03 / Use the Community Center to host environmental programs for kids and adults.		Ongoing	RD	Med
04 / Partner with the school district, Lakes Environmental Association, and other organizations to bring sustainability focused education to the kids.		Mid	OSC / RD	Med
05 / Include funding for sustainable education and outreach in future budgets.		Short	SB	High
06 / Facilitate educational workshops to teach residents on composting, recycling, emissions reductions, green infrastructure, and sustainable actions.		Ongoing	RD	High

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ENHANCE COMMUNICATION AND EDUCATIONAL PROGRAMMING ON THE ENVIRONMENT AND SUSTAINABILITY (CONT.)

STRATEGY	ORDINANCE RELATED	TIMEFRAME	LEAD	LEVEL OF PRIORITY
07 / Educate residents and businesses on point-source pollution, and the importance of groundwater and surface water protection.		Mid	OSC	Med
08 / Partner with organizations, such as Maine Lakes, communicate on the importance of water quality and environmentally safe practices. This might take the form of participating in the LakeSmart programming from Maine Lakes.		Ongoing	OSC	High

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BOOST THE RESILIENCY OF PEOPLE

STRATEGY	ORDINANCE RELATED	TIMEFRAME	LEAD	LEVEL OF PRIORITY
01 / Encourage aging in place through development of efficient, resilient, multi-generational housing.	X	Mid	SB	Med
02 / Develop affordable housing, both for rent and to purchase, to support and promote working-class living in Casco.		Mid	Various	High
03 / Create an outreach program to connect with underserved and historically underrepresented residents of Casco.		Mid	SB	High
04 / Establish multi-generational social connections to bring the community together.		Short	RD	Med
05 / Develop a local bus or shared ride connection to services for seniors and youth.		Short	RD	Med
06 / Partner with local organizations, such as the Wild Seed Project or WindowDressers, to offer local workshops on energy efficiency and implement sustainability projects.		Short	OSC / RD	Med
07 / Develop an emergency response communication system that relays information to residents but also ensures emergency vehicles have sufficient access to all areas of town.		Mid	FC / TM	High

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ENSURE EFFICIENT AND DURABLE TOWN INFRASTRUCTURE

STRATEGY	ORDINANCE RELATED	TIMEFRAME	LEAD	LEVEL OF PRIORITY
01 / Improve the energy efficiency of municipal operations by installing renewable energy, electrifying buildings, and switching to electric vehicles.		Long	SB	Med
02 / Create incentives or ordinances to increase green infrastructure and improve energy efficiency in new commercial and residential developments.	X	Mid	PB	Med
03 / Work with regional organizations to build local awareness for the social, environmental, and economic benefits of green infrastructure.		Mid	PB	Med
04 / Consider adopting the building stretch code.	X	Mid	PB	Med
05 / Take climate data into consideration when updating plans, policies or ordinances. This could include taking increased precipitation into account when updating culvert sizing.	X	Ongoing	Various	High
06 / Update zoning codes to align with flooding projections.	X	Mid	PB	High
07 / Continue to plan for and fund road infrastructure improvement projects.		Ongoing	DPW / TM / SB	High

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PROTECT THE NATURAL ECOSYSTEMS

STRATEGY	ORDINANCE RELATED	TIMEFRAME	LEAD	LEVEL OF PRIORITY
01 / Protect water quality by reducing stormwater and runoff from development, roads, agriculture, and fertilized lawns.		Ongoing	DPW	High
02 / Explore ways to expand monitoring of Casco's surface water quality to maintain healthy lakes.		Short	OSC	High
03 / Create environmentally safe landscape standards for planting of open space (native vegetation, pollinator habitat, drought resistance) and lawn care maintenance.		Short	OSC	High
04 / Understand the extent of invasive species (terrestrial and aquatic) and work to monitor and remediate impacted areas.		Mid	OSC	High
05 / Assess the impact of PFAS on sites where town sludge was formerly spread.		Short	SB	High
06 / Explore public and private partnerships to increase recycling and composting.		Long	SB	Med
07 / Review current zoning regulations to ensure goals and objectives are being met.	X	Mid	PB	Med

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6. Be Leaders of Resiliency

SHIFT TO RENEWABLE ENERGY

STRATEGY	ORDINANCE RELATED	TIMEFRAME	LEAD	LEVEL OF PRIORITY
01 / Create a solar ordinance to balance sustainability with the preservation of agriculture, forested lands and open space.	X	Short	PB	High
02 / Install renewable energy projects (solar, wind, geothermal, anaerobic digestion, etc.) on municipal buildings and properties.		Long	SB	High
03 / Work with private EV installers to consider incentives for businesses to install charging stations for EVs.		Mid	SB	High
04 / Encourage electric vehicle usage and expand available charging stations in high-use public areas.		Mid	SB	High
05 / Promote awareness and use of Efficiency Maine.		Short	SB	High

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REDUCE VEHICLE MILES TRAVELED

STRATEGY	ORDINANCE RELATED	TIMEFRAME	LEAD	LEVEL OF PRIORITY
01 / Adopt a Complete Streets policy.	X	Short	SB	High
02 / Prioritize funding for expanding the bicycle and pedestrian network.		Ongoing	SB	High
03 / Continue discussions with transit providers to connect Casco to regional destinations.		Ongoing	SB	High
04 / Work with transit providers to develop an intra-town transit service.		Long	SB	Med
05 / Work with local organizations to coordinate and provide a range of transportation services for the needs of the aging populations and youth.		Mid	SB / RD	High
06 / Consider partnering with regional organizations to provide incentives for ride sharing.		Mid	SB / RD	High

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INCREASE INNOVATIVE PROGRAMMING

STRATEGY	ORDINANCE RELATED	TIMEFRAME	LEAD	LEVEL OF PRIORITY
01 / Budget for additional staff position to assist town-wide activity programs.		Mid	RD	High
02 / Form a volunteer programming group to support the Community Center existing programming and expand future opportunities.		Short	RD	Med
03 / Support increased funding for the library to provide additional multi-generational activities.		Short	SB	High
04 / Enhance event communications with a searchable town-wide calendar of events.		Short	SB / TM	High
05 / Offer multi-generational programming at various times and days to accommodate more people.		Short	RD	High
06 / Create meet-up mentor match groups that can offer services to one-another (kids and adults).		Short	RD	High

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UTILIZE EXISTING FACILITIES

STRATEGY	ORDINANCE RELATED	TIMEFRAME	LEAD	LEVEL OF PRIORITY
01 / Program existing civic spaces, such as fields, the gazebo, or Casco Day Park with activities such as concerts and plays.		Mid	RD	High
02 / Allow and encourage “Friends of” groups to help manage existing civic spaces.		Mid	SB	Med
03 / Form public/private partnerships to fund the retrofit of neighborhood and civic spaces to add desired amenities such as parks, gathering spaces, or recreational opportunities.		Short	RD	Med
04 / Ensure adequate funding and staffing to maintain existing town properties.		Ongoing	SB	High
05 / Consider how existing town property can become a 4-season use (i.e. creating a skating rink in the park during winter).		Mid	RD	High
06 / Partner with the school district to provide programming at the schools.		Mid	RD	High

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EXPAND FACILITIES

STRATEGY	ORDINANCE RELATED	TIMEFRAME	LEAD	LEVEL OF PRIORITY
01 / Create a separate space for town board and committee meetings so the Community Center can remain multi-generational.		Mid	TM / SB	Med
02 / Buy property as it becomes available to build new indoor and outdoor recreational facilities or community-gathering spaces.		Long	SB	Med
03 / As part of new development, explore opportunities to partner with developers to create new recreational facilities.		Long	SB	Med
04 / Use credit enhancement agreements to incentivize private development of recreational facilities.		Mid	RD	Med
05 / Update the Town's zoning code to include provisions for development of meaningful open space such as parks, plazas, gardens, dog parks, or playgrounds.	X	Mid	PB / RD	Short
06 / Ensure long-term maintenance costs for new programming and facilities are included in the budget or explore grant opportunities.		Short	RD	Med

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PROTECT & EXPAND WATER ACCESS FOR THE PUBLIC

STRATEGY	ORDINANCE RELATED	TIMEFRAME	LEAD	LEVEL OF PRIORITY
01 / Create a waterfront pavilion.		Mid	RD	Low
02 / Better utilize the town access to Parker Pond.		Short	SB / OSC / RD	High
03 / Make improvements at Crescent Lake beach.		Mid	SB	Med
04 / Extend the town beach to the boat ramp on Pleasant Lake.		Mid	SB	Med

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Supplemental State Policies & Strategies

WATER RESOURCES	APPLICABILITY	ORDINANCE RELATED	TIMEFRAME	LEAD	LEVEL OF PRIORITY
POLICY: To protect water resources in growth areas while promoting more intensive development in those areas.	Incorporated	X	Mid	PB	High

NATURAL RESOURCES	APPLICABILITY	ORDINANCE RELATED	TIMEFRAME	LEAD	LEVEL OF PRIORITY
STRATEGY: Through local land use ordinances, require the planning board (or other designated review authority) to include as part of the review process, consideration of pertinent BwH maps and information regarding critical natural resources.	Incorporated	X	Mid	PB	High
STRATEGY: Initiate and/or participate in interlocal and/or regional planning, management, and/or regulatory efforts around shared critical and important natural resources.	Incorporated		Short	OSC	Med

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AGRICULTURAL & FOREST RESOURCES	APPLICABILITY	ORDINANCE RELATED	TIMEFRAME	LEAD	LEVEL OF PRIORITY
STRATEGY: Consult with the Maine Forest Service district forester when developing any land use regulations pertaining to forest management practices as required by 12 M.R.S.A. §8869.	Incorporated	X	Ongoing	PB	High
STRATEGY: Consult with Soil and Water Conservation District staff when developing any land use regulations pertaining to agricultural management practices.	Incorporated	X	Ongoing	PB	High
STRATEGY: Amend land use ordinances to require commercial or subdivision developments in critical rural areas, if applicable, maintain areas with prime farmland soils as open space to the greatest extent practicable.	Incorporated	X	Mid	PB	High
STRATEGY: Limit non-residential development in critical rural areas (if the town designates critical rural areas) to natural resource-based businesses and services, nature tourism/outdoor recreation businesses, farmers' markets, and home occupations.	Incorporated	X	Mid	PB	High
STRATEGY: Permit land use activities that support productive agriculture and forestry operations, such as roadside stands, greenhouses, firewood operations, sawmills, log buying yards, and pick-your-own operations.	Incorporated	X	Short	PB	High

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Supplemental State Policies & Strategies

ECONOMY	APPLICABILITY	ORDINANCE RELATED	TIMEFRAME	LEAD	LEVEL OF PRIORITY
STRATEGY: Participate in any regional economic development planning efforts.	Incorporated		Ongoing	SB	High
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TRANSPORTATION	APPLICABILITY	ORDINANCE RELATED	TIMEFRAME	LEAD	LEVEL OF PRIORITY
POLICY: To promote fiscal prudence by maximizing the efficiency of the state or state-aid highway network.	Incorporated		Long	SB	Low
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STRATEGY: Develop or continue to update a prioritized improvement, maintenance, and repair plan for the community's transportation network.	Incorporated		Mid	SB	High
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STRATEGY: Initiate or actively participate in regional and state transportation efforts.	Incorporated		Mid	SB	High
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STRATEGY: Maintain, enact or amend local ordinances as appropriate to address or avoid conflicts with: a. Policy objectives of the Sensible Transportation Policy Act (23 M.R.S.A. §73); b. State access management regulations pursuant to 23 M.R.S.A. §704; and c. State traffic permitting regulations for large developments pursuant to 23 M.R.S.A. §704-A.	Incorporated	X	Ongoing	SB	High
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FISCAL CAPACITY & CIP	APPLICABILITY	ORDINANCE RELATED	TIMEFRAME	LEAD	LEVEL OF PRIORITY
POLICY: To finance existing and future facilities and services in a cost effective manner.	Incorporated		Ongoing	SB	High
POLICY: To explore grants available to assist in the funding of capital investments within the community.	Incorporated		Ongoing	SB	High
POLICY: To reduce Maine's tax burden by staying within LD 1 spending limitations.	Incorporated		Ongoing	SB	High
STRATEGY: Explore opportunities to work with neighboring communities to plan for and finance shared or adjacent capital investments to increase cost savings and efficiencies.	Incorporated		Ongoing	SB	High
FUTURE LAND USE PLAN	APPLICABILITY	ORDINANCE RELATED	TIMEFRAME	LEAD	LEVEL OF PRIORITY
STRATEGY: Include in the Capital Investment Plan anticipated municipal capital investments needed to support proposed land uses.	Incorporated		Ongoing	SB	High
STRATEGY: Meet with neighboring communities to coordinate land use designations and regulatory and non-regulatory strategies.	Incorporated	X	Short	IC / PB	High
STRATEGY: Provide the code enforcement officer with the tools, training, and support necessary to enforce land use regulations, and ensure that the Code Enforcement Officer is certified in accordance with 30-A M.R.S.A. §4451.	Incorporated		Short	SB	High
STRATEGY: Track new development in the community by type and location.	Incorporated		Short	IC / PB	Med
STRATEGY: Direct a minimum of 75% of new municipal growth-related capital investments into designated growth areas identified in the Future Land Use Plan.	Incorporated		Ongoing	SB	High

CEO Code Enforcement Office / **DPW** Director of Public Works / **FC** Fire Chief / **FM** Facilities Manager / **IC** Implementation Committee / **OSC** Open Space Commission / **PB** Planning Board / **RD** Recreation Director / **SB** Select Board / **TM** Town Manager

