

Town of Buxton
Planning Board Minutes
November 13, 2023

Minutes prepared by Patti McKenna

Chairman Keith Emery called the meeting to order at 7 pm noting attendance of:

Members present: Craig Lefebvre, Chris Baldinelli, Roger Tracy, and Jere Ross. Also attending on behalf of the town: Patti McKenna, Code Enforcement. Others in attendance: Cliff Thomas, Henry W. Huntley, Christine Paul, Dalibor Jovcic, Dana Packard.

Public Hearing - Dana Packard, Saco River Martial Arts Classes - Map 12 Lot 39 - 15 Salmon Falls Road. Chris Baldinelli made the motion to open the public hearing at 7:00 p.m. Craig Lefebvre seconded. The motion passed unanimously.

Dana Packard explained that they are asking to move Saco River Martial Arts from Hollis to the church on Salmon Falls Road. The classes will generally be held 4 afternoons per week. They would also like to have the ability to have yoga and dance classes in years to come.

Roger Tracy stated his only comment is that the light fixtures must be down cast.

Craig Lefebvre stated that he has reviewed a copy of the septic permit where in 1995 a 2500 gallon holding tank was installed. Craig asked if they had had the tank inspected to make sure it is in working order. Dana Packard responded they have not, but they can.

Keith Emery stated that this will not create a lot of traffic.

Chris Baldinelli stated, along with the other items already mentioned, he feels there is plenty of parking.

Jere Ross asked if the lights are only on when they are having a class. Dana Packard answered, yes. Jere asked if they are on a motion detected sensor. Dana answered no.

Hearing no comments from abutters or general public, Jere Ross made the motion to close the public hearing @ 7:08 p.m. Chris Baldinelli seconded. The motion passed unanimously.

Jere Ross read the standard conditions of approval as follows:

1. All elements and features of the application and all representations made by the applicant concerning the development and use of the property which appear in the record of the Planning Board proceedings, are conditions of approval. No

change from the conditions of approval is permitted unless an amended plan is first submitted to and approved by the Planning Board.

2. That the applicant be in compliance with all applicable provisions of Article 8.2.B, 10 and 11 if applicable.
3. All outstanding bills paid before the building permit is issued.

Additional conditions:

The lighting be altered to be downcast.

The holding tank is inspected to make sure it is in good condition.

Keith Emery made the motion that the applicant is in compliance with sections 8.2.B and 10. Chris Baldinelli seconded. The motion passed unanimously.

Chris Baldinelli made the motion to approve the application with the conditions from previous meetings and tonight's meeting. Craig Lefebvre seconded. The motion passed unanimously.

Christine Paul & Dalibor Jovcic - Application for a 1-lot subdivision - Map 9 Lot 5C-Miso Way off Tapley Road. Christine explained that when they bought the lot in 2021, they were under the impression that the last previous split was in 2013. They later learned from Maine Boundary Consultants that the tract of land was split in 2021. They want to sell 6.62 acres of the 28 acres they purchased. This would be the third split within five years and requires approval by the Planning Board. The other lot that was split is over 40 acres, however there is shoreland zone on that lot, so it counts as a lot for subdivision purposes. Miso Way is a private road, and they are working now to extend the private road for this lot. They have provided a lien release from their bank giving approval to sell 6.62 acres of their lot. Jere Ross explained that they will have to provide the town with a written road maintenance agreement with all parties involved once they sell the lot.

Chris Baldinelli asked if the wetland delineation by Mark Hampton be provided on a darker copy. The one provided is hard to read.

Keith Emery asked if they know where the well and septic will be. They do not yet.

Jere Ross informed the applicants that they will have to show 2 test pits by a licensed site evaluator, that pass soils tests on the lot showing the lot can support a septic system. Christine states that they will ask Mark Hampton to do that for them.

Keith Emery states to make sure they are aware of the road standards.

Jere Ross states that they will have to provide answers to all the questions in Article 13. He states not to respond that a section is not applicable to them. Explain why it doesn't apply.

Chris Baldinelli made the motion to hold a site walk on Sunday, November 26 at 9 a.m. with a snow date of December 3 at 9 a.m. Roger Tracy seconded. The motion passed unanimously. Keith asked if they could mark the corner pin so the Board can see where the lot starts.

CEO Report: CEO McKenna did not provide a report.

Approval of Minutes: Meeting minutes from October 23, 2023, were reviewed. Chris Baldinelli motioned to approve the minutes as written. Craig Lefebvre seconded. Motion passed unanimously.

Approval of Bills: Jere Ross motioned to approve the bill from the Portland Press Herald for the Packard public hearing, in the amount of \$51.86. Craig Lefebvre seconded. Motion passed 4-0. Chris Baldinelli states that he thought we approved that at the last meeting. Patti will make sure we aren't paying the same bill twice.

Communications: There were none.

Other Business:

Chris Baldinelli made the motion to approve the findings of fact and decision for the Town of Buxton application for a Radio Tower on Bunting Hill Road on Map 4 Lot 18. Craig Lefebvre seconded. The motion passed with a vote of 4-1 with Keith Emery voting in opposition.

Discussion on the draft zoning amendments is put on hold waiting for attorney review.

Keith Emery mentioned he would like the ordinance to require where a through road can be constructed instead of a dead-end. There was some opposition to that idea, and it was decided to discuss it at another time.

Attendees may address the board: No one wished to speak.

Adjournment: Craig Lefebvre motioned to adjourn the meeting at 7:40 p.m. Chris Baldinelli seconded. The motion passed unanimously.

Date Approved: _____

Signed: _____

Keith Emery, Chairman