Planning Board Meeting Minutes

February 27, 2023

Members present: Chairman Keith Emery, Scott Warchol, Craig Lefebvre, Chris Baldinelli, Jere Ross.

Meeting Minutes by Kelly Willey.

Attendees: Henry Huntley, Brian Berube, David Johnson, CEO Patti McKenna, CEO Administrative Assistant Kelly Willey.

Auto repair garage: Attorney David Johnson spoke on behalf of Brian Berube regarding his conditional use permit application for an auto repair shop at 22 Ripple Lane (tax map 3, lot 1-1A-1), specifically the restated conditional use permit application. Chris Baldinelli questioned what direction the dumpster/enclosure faced. Attorney Johnson advised the opening faces the applicant’s garage. Scott Warchol asked about leasing of equipment. Attorney Johnson confirmed there is no leasing or retail operations done at this location. Scott Warchol also asked how runoff is being handled. Attorney Johnson said the applicant has EPA best practices in place, and pans are used when there is a known leak. CEO McKenna asked about the lighting as in the photos provided there is substantial glare from the lights; it was previously agreed to that lighting was to be shielded. Board members advised the applicant needs downcasted lighting. Chairman Emery also suggested that they use metal shielding on the lights to keep the light on the applicant’s property. Jere Ross recommended downcast fixtures. CEO McKenna advised photos from January 9 show equipment on the property that appears to be for lease. Attorney Johnson advised these are the applicant’s fleet vehicles and are not available for lease. There is a crane on site that is there being repaired. There was also a lift-type vehicle in the photo but it has since been repaired and returned to the customer. CEO McKenna received a complaint from an abutter that on February 17, 2023, at 6:30am there were trucks running and excessive noise coming from the applicant’s property. Jere Ross asked the board what recourse the board has if conditions aren’t followed by the applicant. Attorney Johnson advised conditions will be in place and if there is evidence that the conditions are not being followed it would put the applicant in violation. Chairman Emery added that if the applicant violated the conditions they could issue a stop work order.

The board agreed they have enough information to schedule a public hearing. Jere Ross made a motion to set the public hearing for March 13, 2023, at 7:00pm; Chris Baldinelli seconded the motion; all were in favor. After some discussion between board members and Attorney Johnson, it was agreed that due to a scheduling conflict they would need to hold the public hearing on a different date. Jere Ross made a motion to amend the public hearing date to March 27, 2023, at 7:00pm (with a storm date of April 10, 2023); Chris Baldinelli seconded the motion. The motion passed with all in favor.

CEO Report: A letter was sent to a property owner on Narragansett Trail as the property is being used under violation (rental/air bnb). As there has been no response to the initial letter, a second letter will be mailed this week. Another violation case regarding faulty septic has been resolved (septic replaced). CEO McKenna also received a letter from Central Maine Power asking for a change in what we are proposing regarding zoning changes. The letter will be read at the public hearing on March 13, 2023.

Approval of Minutes: No minutes for approval.

Approval of Bills: Scott Warchol made a motion to approve the bill from Long View Partners in the amount of $1,800.00 (for wetland delineation on Old Standish Road); Craig Lefebvre seconded the motion; the motion passed with all in favor. As previously agreed upon, an invoice will be sent to the applicant in the amount of $1,800.00 for reimbursement of the Long View Partners invoice.

Communications: Chairman Emery received the Maine Town and City magazine that will be available in the office to anyone who wants to read it.

Other Business: The board reviewed the Notice of Decision with regard to Paul Poore’s application for animal husbandry. Chris Baldinelli made a motion to approve the Notice of Decision, Scott Warchol seconded the motion; the motion passed with all in favor.

Also discussed was the need to add a snow date to the March 13, 2023, public hearing regarding zoning changes. The snow date is Tuesday, March 14, 2023, and will be advertised on the Town of Buxton website. Jere Ross asked if there were any updates on the William Ham project; there are no updates. CEO McKenna advised there will be an amendment coming in regarding expanding the parking lot at Saco River Dentistry.

Attendees may address the board: There were no attendees that wished to address the board.

Adjournment: Jere Ross made a motion to adjourn the meeting; Chris Baldinelli seconded the motion. The motion passed with all in favor and the meeting was adjourned at 7:44pm.

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Chairman Keith Emery Date