

Buxton Comprehensive Planning Committee Meeting Minutes for June 17rd, 2019

-Meeting called to order at 6:28 p.m.

-Members in attendance were Mark Blier, Jeremiah Ross, Cliff Thomas, Henry Huntley, Galen Cunning. Also in attendance, Jason Vafiades and Jim Logan, giving assessment of site suitability of the Sesquicentennial Project.

A 140' setback is required from Fogg Brook to mimic the rest of the site plan; Also mentioned were limitations of 10,000 sq ft impervious surface exemption; gravel, stone dust, wood chips counting. The 10,000 sq ft also includes the 42 x 40' new police building.

-Questions raised: Does the cell tower count towards the exemption? Where does the 75' setback apply? How does the town CEO feel about the project?

-There should be an ADA approved access path covering 1,800 sq ft, with an approximately 300' x 6' dimension. Handicap parking spaces will also be necessary. Mapping of trails and other features was also recommended.

-Potentially, no new permit will be necessary and we can avoid the \$1,600 application fee. It will be a "de minimis" change to existing site plan. Jason will only need a letter from Jim stating allowable tolerances. He also will need the existing PDF plan set.

-The engineers will move forward with the next steps, including marking the 140' setback. After the setback is marked, we will tape the trees we want to save.

-In response to a query, the guests of the committee made suggestions on how to retain rural character; Jim mentioned protecting the agricultural fields; Jason mentioned that neighboring municipalities have a setback density bonus to allow for visual buffering of the development.

-Other project progress was noted, in particular the progress with the town-owned property of Emery O Ranch. Mark mentioned that the demolition and removal of debris will need to be put out to bid, as any town subcontract work over \$10,000 in value will need to go through the bidding process.

-Mark asked for ideas for possible future Committee consideration. Mentions of subdivisions and density increases were noted. A suggestion for a thorough inventory of town-owned property was, as well; Where should the funds from impact fees go, was another question asked; And lastly, what are the legal requirements for dispersing said funds?

-The next meeting is scheduled for August 5th at 6:30 p.m. Rescheduled to August 17th at 6:30 p.m.