Buxton Planning Board

Meeting Minutes

1/9/2023

Minutes prepared by: Kelly Willey

Members Present: Chairman Keith Emery, Scott Warchol, Craig Lefebvre, Chris Baldinelli, CEO Patti McKenna, CEO administrative assistant Kelly Willey.

Members Absent: Jere Ross

Attendees: Henry Huntley

Chairman Emery called the meeting to order at 7:00pm.

Applications: None

CEO Report: CEO distributed an updated violations list with 11 new violations since last report. Approximately 40% of the violations have been resolved, with the remainder being worked on.

Minutes for approval: March 28, April 11, May 9, July 11, August 8, 2022, and December 12, 2022. Motion by Scott Warchol to accept the minutes as written, second motion by Chris Baldinelli; all in favor.

Approval of bills: One bill from Portland Press Herald in the amount of $48.07 for the public hearing notice regarding the Cheechako Woods development. Motion by Scott Warchol to approve, second motion by Chris Baldinelli; all in favor.

Communications: Letter from Southern Maine Regional Planning regarding yearly dues. It was discussed that the dues used to be in the planning board’s budget but has more recently been handled by the Selectmen.

Correspondence from the town clerk regarding the annual town meeting. Everything needs to be turned in by April 14, 2023. It was discussed that they should hold a public hearing to review various ordinance changes prior to April 14, 2023, in case there were any changes to be made. Scott Warchol motioned to set a public hearing for Monday, March 13, 2023, Chris Baldinelli seconded the motion; all in favor.

Maine Town & City magazine was received and is available for review if anyone is interested.

The board reviewed the Notice of Decision for Cheechako Woods. Chris Baldinelli motioned to approve, Craig Lefebvre seconded the motion; all in favor.

Workshop: The board was given a packet to review regarding ordinance changes. They will review and vote on at the next planning board meeting and will be ready for the public hearing.

Scott Warchol asked about the camera that was previously ordered for them to use on site walks. Patti McKenna advised the camera was received and is ready for use. Once the invoice is received it will be given to the planning board for approval.

Additional discussion from the board: Scott Warchol asked about Chapter 1000 as it’s written. Patti McKenna advised that the town can only enforce local ordinances and can’t enforce state ordinances until they are adopted by the town. The board questioned whether it would need to be voted on; Patti McKenna advised the state could impose it without taxpayer approval. If the town were to adopt it, they could modify it as long as it wasn’t less restrictive. Chairman Emery thinks this is something that should be reviewed and worked on for next year. Scott Warchol stated we should also work on the signs ordinance for next year.

Public comment: There were no public comments or questions.

Craig Lefebvre motioned to adjourn the meeting, Chris Baldinelli seconded the motion; all in favor. The meeting was adjourned at 7:22pm.

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Keith Emery, Chairman Date