

**Town of Buxton**  
**Application for a Conditional Use**

Map 0 Lot 67B District(s) Rural Lot Size 18.15 YC Deed Book 2380 Page 36  
Current Use Rural Zone residential Proposed Use Family Cemetery  
Name of Applicant(s) Robert and Robyn Cuffey  
Mailing Address 244 Rankin Road City/Town Buxton Zip 04043  
Telephone Number Days (207) 929-6562 Evenings (207) 929-6562  
Name of Owner if Different Same  
Name, Address & Phone Number to whom all correspondence shall be sent  
Applicant / Owner and designated representative Wendelyn  
244 Rankin Road 18 Edgewood Rd  
Buxton (207) 210-8244

Is ANY PART OF THE PROPERTY WITHIN the 100-YEAR FLOOD PLAIN as shown on the Flood Insurance Rate Maps of Buxton? \_\_\_\_\_ Yes \_\_\_\_\_ No

IS APPROVAL FROM OTHER LOCAL, STATE OR FEDERAL AGENCIES REQUIRED?

\_\_\_\_\_ Yes \_\_\_\_\_  No If Yes, Please indicate agency names.

IF construction of a SUBSURFACE WASTE WATER DISPOSAL SYSTEM IS PROPOSED a copy of the site evaluation and a copy of the plumbing permit MUST be submitted with this application.

Type of SEWAGE DISPOSAL \_\_\_\_\_ n/a

WATERSOURCE of property \_\_\_\_\_ n/a

Does the use involve TRANSPORTATION, STORAGE, GENERATION OR DISPOSAL OF HAZARDOUS MATERIALS? (gas, oil, fuels etc.) \_\_\_\_\_ Yes \_\_\_\_\_  No

This application must include the following to be considered complete:

1. A SKETCH PLAN of the property which clearly shows the location of the proposed structures, driveways, parking areas, wastewater disposal areas, water supplies, outdoor lighting, signs and other improvements **MUST BE SUBMITTED WITH THIS APPLICATION.** Please show dimensions of all structures, distances from property lines as well as distances to abutting structures, wells and wastewater disposal areas. Unless Specifically waived by the Planning Board this information is required.

2. On a separate sheet **LIST THE NAMES AND ADDRESSES OF ABUTTING PROPERTY OWNERS** (including those on the opposite side of the Road directly across from the property under review.)

3. Answers to all questions in Section 8.2.B, Article 10 and if applicable 8.2.A and Article 11, **MUST BE RECEIVED WITH THIS APPLICATION** along with any other information you feel will assist the Planning Board in determining whether the standards in the Buxton Zoning Ordinance have been met.

4. Ten (10) copies of exhibits must be submitted with the completed application to start the process. If the applicant does not supply them, there will be a .10 per copy charge on the final billing.

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5. Application fee of \$300.00 paid to the "Town of Buxton".

I certify the information contained in this application and its supplements are true and correct.

Signed [Signature] Date 9/10/23  
Received by \_\_\_\_\_ Date \_\_\_\_\_

Fee Received \$ \_\_\_\_\_ Check # \_\_\_\_\_ Cash \_\_\_\_\_ Date \_\_\_\_\_  
Fee Received by \_\_\_\_\_ Conditional Use Scheduled to be

heard on \_\_\_\_\_ at the Buxton Municipal Building on the Portland Road. The meetings start at 7:00 p.m. and are generally held the 2<sup>nd</sup> and 4<sup>th</sup> Monday of the month. All information and applications need to be in the office by noon one (1) week prior to the meeting.

**CONDITIONAL USE  
ARTICLE 8 SUBMISSION CHECKLIST**

Project Name: Cuskey Family Cemetery  
 Map of Lot 6 Application received:

If Determined Incomplete: Checklist listing items that are missing should be forwarded to applicant.  
 If Determined Complete at Meeting: PB shall hold a Public Hearing within 30 days of determination.

Location of building setbacks (Article 9.6) and landscaped buffer strips (Articles 10.7.F. & 10.10 and those in Article 11 specifically applicable to the proposed use)			
Location, dimension, front view and ground floor elevation of all existing and proposed buildings. Elevations (NGVD)			
Locations & dimensions of driveways, parking and loading areas, walkway and the materials used. (Note on plan indicating that parking and circulation to be striped)			
Plan must list area calculations of: -total parcel(s), -existing & proposed building coverage, -existing & proposed impervious surface, -existing & proposed gross floor area			
Location of intersecting roads and driveways within 200 feet of site			
Location & dimensions of all provisions for water supply including distances to abutting wells			
Location & dimensions of all provisions for wastewater disposal including distances to abutting wastewater disposal areas. A copy of Form HHE-200 completed by a certified soils evaluator pursuant to the State of Maine Plumbing Code for on-site wastewater disposal.			
Direction of drainage within and off the site			
Location of existing open drainage courses, wetlands, stands of trees, ledge outcrops and other important natural features, w/ identification of such features to be retained			
Location and dimensions of proposed landscaped buffer strips and landscaped areas			
Location of outside storage areas, showing proposed screening			
Location, front view, and dimensions of existing and proposed signs			
Location and dimensions of any existing easements and copies of existing covenants or deed restrictions			
Location and type of exterior lighting			
Copies of applicable State and Federal permits			

**CONDITIONAL USE  
ARTICLE 8 SUBMISSION CHECKLIST**

Project Name: \_\_\_\_\_

Map    Lot Application received:

If Determined Incomplete: Checklist listing items that are missing should be forwarded to applicant.  
If Determined Complete at Meeting: PB shall hold a Public Hearing within 30 days of determination.

Other improvements (list under comments)		none
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If Board determines that the Sketch Plan is complete based on the previous checklist, the Board should then confirm that applicant has answered questions under Article 8.2.B., Article 10 and if applicable Articles 8.2.A. and 11 and that these answers have been submitted with application.

Date reviewed by Board: \_\_\_\_\_

Determination of completeness: YES or NO

Date forwarded to applicant: \_\_\_\_\_

Article 10 - Performance Standards - General Requirements

Conditional use permit

Map 2 Lot

\* *Motion by Board should be considered*

Article 10 Criteria	Confirmed	Not Confirmed- Pending	Applicable? **Yes or No	Comments/Notes
101.1 Access to Lot	Yes			
10.2 Dust, Fumes, Vapors and Gases	None			
10.3 Erosion Control	No erosion			
10.4 Explosive Materials.	None			
10.5 Construction in Flood Hazard Areas.	None			
10.6 Noise.	None			
10.7 Off-Street Parking and Loading.	Yes Parking			
10.8 Preservation of Landscape.	Yes			
10.9 Refuse Disposal.	None			
10.10 Setbacks and Screening.	Yes			
10.11 Signs.	None			
10.12 Soil Suitability	Yes			
10.13 Storm Water Management.	Yes			
10.14 Water Quality.	No water needed			
10.15 Archaeological/Historic Sites.	No			
10.16 Lighting	None needed			
10.17 Fire Protection	No structure			

*not motion  
not motion  
not motion  
not motion*

8.2.B. The applicant shall present adequate evidence, where appropriate, in order for the Planning Board to find that:

8.2.B.1. The proposed use will not adversely affect the value of adjacent properties. The proposed use will not have a significant detrimental effect on the use and peaceful enjoyment of adjacent properties as a result of noise, vibrations, fumes, odor, dust, glare or other cause.

10' x 10' section. Two burials maximum anticipated.

8.2.B.2. Access to the site from existing and proposed roads is safe and adequate. The proposed use will not cause or aggravate undue traffic congestion. Yes safe and adequate via existing driveway and footpath

8.2.B.3. Any proposed development is in conformance with all flood hazard protection regulations as outlined in Article 14. No structure or property development.

8.2.B.4. Adequate provision for the disposal of all wastewater and solid waste has been made. Human remains buried in a <sup>wrapped</sup> shroud

8.2.B.5. Adequate provision for the transportation, storage and disposal of any hazardous materials has been made.

No hazardous materials involved.

8.2.B.6. A storm water drainage system capable of handling a 25 year storm without adverse impact on adjacent properties has been designed.

25 year storm would not disturb the buried.

8.2.B.7. An erosion and sedimentation control plan has been prepared by a qualified professional source.

10' x 10' section. No plan is needed.

8.2.B.8. There is adequate water supply to meet the demands of the proposed use and for fire protection purposes.

There are no water supply needed.

8.2.B.9. That all performance standards in this Ordinance, applicable to the proposed use will be met. Yes.

Abutter's List

COFFEY 244 Rankin Rd. 6-67B

Name Susan + Bruce Richards Map 6 Lot 53

293 Rankin Rd

Name Mark Hopkins Map 6 Lot 607

22 Harmon Rd.

Name Carolyn Moore Map 6 Lot 666

224 Rankin Rd.

Name Janis + Bobbie Pagan Map 6 Lot 64

186 Rankin Rd.

Name Stieley Capshaw Map 6 Lot 57

241 Rankin Rd.