

# Saco River Theatre



SACORIVERTHEATRE.ORG

July 25, 2023

Dear Buxton Planning Board,

This application concerns our plans to utilize the Old White Church at 15 Salmon Falls Road for Martial Arts classes, as well as other movement-oriented activities such as Zumba, Dance and Yoga. The Martial Arts Classes, by Aaron Parker of Saco River Martial Arts, now located in Hollis, would comprise the most regular use, at four weekday afternoon / evenings per week, from 4:30 to 9:00 PM.

We would continue to use the facility for occasional acoustic concerts and art gallery exhibits.

\*We request a Waiver for the Sketch Plan requirement, as there is no construction or change in the existing interior or exterior layout of the structure.

Answers to Questions in Section 8.2.B, Article 10:

8.2.B.1: There will be no change to vibrations, fumes, odor, dust or glare. There will be a strict Noise Policy in place to minimize loud talking among participants during arrival and departure.

8.2.B.2: Access to the site from the existing road is safe. However, the building is situated at the top of a steep hill, and visibility from the driveway is blind for two or three seconds if a small car is coming the hill and the car exiting the driveway is also low to the ground. As such, notice will be given to all parents and adult participants about using care when leaving the parking lot. The proposed use will not aggravate traffic congestion.

8.2.B.3: N.A.

8.2.B.4: Holding Tank is sufficient for proposed use and will be emptied regularly.

8.2.B.5: N.A.

8.2.B.6: Yes.

8.2.B.7: N.A.

8.2.B.8: Yes.

8.2.B.9: Yes.

Article 10.6: There will be a strict Noise Policy in place to minimize loud talking among participants during arrival and departure. Hours of indoor activity are between 4:30 and 9:00 PM.

Article 10.7: Off-Street Parking will be the same as its current use for theater events, but with substantially fewer cars. There will never be events happening at the theater (Saco River Theatre - formerly Saco River Grange Hall) next door at 29 Salmon Falls Rd. and church at the same time which would strain parking capacity at either venue.

Evening lighting, when needed, will be outdoor spotlights on parking lot, as with Saco River Theatre events, and will be shut off before 9:30 PM.

Section 8.2.A and Article 11 are not applicable.

We appreciate your consideration of this request.

Sincerely,



Dana Packard  
Executive Director, Saco River Theatre (Lessee of the Property)  
PO Box 661  
Bar Mills, ME 04004  
207-929-6615

Town of Buxton  
Application for a Conditional Use

Map 12 Lot 39 District(s) VILLAGE Lot Size 0.38 <sup>ACRES</sup> YC Deed Book 19125 Page 624

Current Use ARTS CENTER / GALLERY Proposed Use KARATE / YOGA / DANCE LESSONS  
in addition to current use

Name of Applicant(s) DANA PACKARD - SACO RIVER THEATRE - LESSEE

Mailing Address PO BOX 661 City/Town BAR MILLS Zip 04004

Telephone Number Days 207-929-6615 Evenings 207-929-6615

Name of Owner if Different ANDREW PACKARD

Name, Address & Phone Number to whom all correspondence shall be sent DANA PACKARD  
PO BOX 661, BAR MILLS, ME 04004

Location of Property: Please describe how to find the property.  
15 SALMON FALLS RD, BUXTON, ME 04093. FROM MAIN ST, (YA  
IN BAR MILLS, TURN L ONTO SALMON FALLS RD, BEFORE  
THE BRIDGE, THE OLD WHITE CHURCH IS THE FIRST BUILDING ON THE  
LEFT

Is ANY PART OF THE PROPERTY WITHIN the 100-YEAR FLOOD PLAIN as shown on the Flood Insurance Rate Maps of Buxton? YES 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 HOLDING TANK

WATERSOURCE of property WELL

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.
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 7/26/23

Received by [Signature] Date 7/26/23

Fee Received \$ 300 Check # 8741 Cash \_\_\_\_\_ Date 7/26/23

Fee Received by [Signature] Conditional Use Scheduled to be heard on 08-14-2023 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.

Abutter's List

ABUTTERS OF MAP 12-39 IN VILLAGE ZONE 15 Salmon Falls

Name KARL E RAUSH Map 12 Lot 38

Name KARL E RAUSH Map 12 Lot 40

Name KARL E RAUSCH Map 12 Lot 27

Name MARIA CORRIDORE Map 12 Lot 26

Name KENNETH J. SHUPE Map 12 Lot 25

~~Penny Booker~~ 12 41

~~12~~ ~~27~~

~~DAVID L P RAYMOND~~ 12 27