

Town of Buxton
Appeals Board Minutes
April 2,2026

Minutes by: Patti Mckenna

Members present: Chairman Michael Pettis, Chad Havu, Henry Huntley, Gemma Baldinelli. Also attending on behalf of the town: Patti McKenna, Code Enforcement Officer, Roxanne Gardner, Code Enforcement Secretary. No other attendees: Absent from meeting: Mark Blier

Chairman Michael Pettis called the meeting to order at 6:30 pm.

Minutes:

Chad Havu made a motion to approve the March 5,2026 meeting minutes as written. Gemma Baldinelli seconded the motion. The motion passed 4-0 in favor.

Approval of Bills: None currently.

Communications: Maine Town & City March edition.

Appointments:

Workshop to discuss setting a limit on variance to lot size. Discussion was had about whether the board can limit the amount of a variance they can give to lot size variances. Right now, there is no limit in section 6 of the ordinance. Without an ordinance amendment giving the board the authority to impose a limit, we can't deny an application based on the size request without an ordinance amendment which is approved at town meeting. Our authority is granted to us by the ordinance which is approved at town meeting by the voters. There was discussion about limiting the allowable variance size to a percentage of required lot size. For setback variances, state law and our ordinance limits the amount of variance to 20%. The Board is unsure it wants to limit its authority to a lot size variance to 20%. The outcome of the discussion was that Patti will reach out to MMA to ask if they have any advice on adding a limit to variances for lot size. Henry Huntley will reach out to other smaller towns to see if they have any limits in their ordinances.

Other Business: None currently.

Attendees may address the Board on the evening's business:

Adjourn: Michael Pettis made a motion to adjourn at 7:02 pm. Chad Havu second the motion. The motion passed 4-0 in favor.

Next Meeting:

April 16,2026

Date approved: 4/16/26

Signed: 
Michael Pettis, Chairman