

**Town of Buxton  
Appeals Board Minutes  
March 5,2026**

**Minutes by:** Roxanne Gardner

**Members present:** Chairman Michael Pettis, Chad Havu, Henry Huntley, Gemma Baldinelli.  
Also attending on behalf of the town: Patti McKenna, Code Enforcement Officer. Other attendees: Laura Babcock

Absent from meeting: Mark Blier

Chairman Michael Pettis called the meeting to order at 7pm.

**Minutes:**

Chad made a motion to approve the December 4,2025 meeting minutes as written. Gemma seconded the motion. The motion passed 4-0 in favor.

**Approval of Bills:**

Portland Press Herald Legal Ad invoice fee \$42.59 for public hearing March 5,2026.

Gemma made a motion to pay for legal ad. Chad seconded the motion. The motion passed 4-0 in favor.

**Communications:**

Maine Town & City December edition.

Michael stated that if anyone was interested in looking at the Maine Town & City magazine there are copies in the Code Office.

**Appointments:**

Public Hearing For - Laura Babcock-Application for Reconstruction/Replacement of Structure- in the Shoreland Zone – 14 Charlies Lane. – Map 1A Lot 34.

Laura Babcock spoke on behalf of the application. Laura stated that she was in front of the Board to discuss remodeling her family camp at 14 Charlies Lane. Laura stated that the camp has been in the family for over 80 years. Laura stated that the camp is in desperate need of repair. Laura stated that the camp will remain a camp. The camp is seasonal one story with two bedrooms and a bath. Laura stated that the camp is close to the lake on a small lot. Laura stated that she would like to expand the backside non-lake side of the camp that is facing the road. Laura stated that she would like to remodel, repair, place footing and crawl space under the camp and do an expansion to the roadside of sixty square feet to the roadside of the camp.

Michael asked the applicant if she was going to put in a full foundation. Laura stated that she was going to put in just a crawl space not a full foundation.

Henry asked the applicant if the camp was going to stay as a seasonal camp. Laura answered yes, the camp was going to stay seasonal.

The following six questions were used in determining the greatest practical extent to review this application and were answered by the applicant.

1. Size of the lot: Applicants answer: The existing lot of record is 0.14.
2. Slope of the land: Applicants answer: There are two portions of the lot. The main portion of the lot contains the structures and extends from the road to the lake bank. This portion of the lot has an even slope across the property from the road to the lake bank with an estimated slope of 6.6%. The bank to the lake has a steep slope and is covered in vegetation, trees, shrubs, and low plants down to the waterline. This is a much smaller portion of the lot with an estimated slope closer to 60-80%. This slope is calculated similarly to Figure 4 with an estimate of the vertical drop from the top of the bank to the shore of 12 ft "rise" and the horizontal distance being 15 ft "run" on the north side of the lot and 20ft "run" on the south side.
3. The potential for soil erosion: Applicants answer: The soil in the main portion of the lot is mostly sand with portions covered with a small amount of grass scattered throughout the lot. With an overall lot slope of 6.6% if undisturbed it is considered low/moderate erosion risk based on an internet search. If construction disturbs the soil through excavation, Maine DEP BMPs indicate stabilization of any disturbed soil in a shoreland area may be appropriate.
4. The location of other structures on the property and on adjacent properties: Applicants answer: The Board reviewed pictures provided by the applicant. The Board also reviewed site plan showing structures on the lot and adjacent properties.
5. The location of the septic system and other on-site soils suitable for septic system: Applicants answer: The Board discussed the location of the septic system.
6. The type and amount of vegetation to be removed to accomplish this relocation: Applicants answer: No change is anticipated to the natural amenities of the lot, for example no trees will need to be removed, no lakefront or other plants on the lot or adjacent lots will be disturbed, and no significant change to the lot topography is anticipated.

The Board shall consider, in addition to the criteria above, the physical condition and type of foundation present. There is no foundation currently. The applicant proposes to lift the camp and construct frost wall and crawl space.

Chad Havu made the motion to approve the application to remodel, repair, place footings, and crawl space under the camp; and to approve the expansion to the roadside of sixty square feet to the roadside of the camp. The minimum setback to the pond can be no closer than the existing camp, being sixty feet on one side and sixty-seven on the other side. – 14 Charlies Lane. – Map 1A Lot 34. Michael Pettis seconded the motion. The motion passed 4-0 in favor.

Patti explained that staff would have a written decision prepared within 7 days which the applicant is required to record at the registry of deeds.

**Other Business:** The Board discussed having a training meeting in April. After discussion, the board is looking at the third Thursday in April.

**Attendees may address the Board on the evening's business:** None requested to speak to the Board.

**Adjourn:**

Chad made a motion to adjourn at 7:21pm. Gemma seconded the motion. The motion passed 4-0 in favor.

Date Approved: 4/2/26

Signed: 

Michael Pettis, Chairman