

**Town of Buxton
Planning Board Minutes
November 24,2025**

Minutes by: Roxanne Gardner

Members present: Craig Lefebvre, Jere Ross, Scott Warchol, Travis Letellier, Roger Tracy. Also attending on behalf of the town: Roxanne Gardner, Code Enforcement Secretary. Other attendees: Cliff Thomas, Henry W. Huntley, Madison Diggs, J.P. Connolly.

Chairman Craig Lefebvre called the meeting to order at 7pm.

Appointments:

- **J.P Connolly PE, OBO - GOM Properties LLC - Application for Conditional Use - Construct a building addition, adding 2,940sf of total roof area which includes a 30'x17' cover trailer storage area, and a 35'x84' proposed garage with two overhead doors - 1126 Long Plains Rd - Map 6 Lot 11-1.**

J.P Connolly PE was in attendance to present the application for conditional use OBO GO Motorsports. J.P stated that currently Go Motorsports shop operates a specialty automotive retail sales and service for motorsports in a 2,880sf commercial building at the corner of Dunnell Road and Long Plains Road. The property has two access driveways; one access is located on Long Plains Road leading to the front store and customer parking for six cars. The parking spots in front of the building are not striped, and one access is located on Dunnell Road for employee parking and service area. Inside the building is a retail area plus a small service area. The building addition is to support sales; the applicant is looking for storage space for their inventory. J.P. stated that the building addition will have four overhead doors; one for service and the other three overhead doors would be used for inventory coming in and out of the building.

Travis asked the applicant if he had any wetlands done on the property. J.P. stated that he did not do any mapping of wetlands because he does not plan to have any land disturbance. J.P. stated that they were not removing any trees, the only areas that will be disturbed will be the gravel parking area, and the existing roof area.

Travis stated he was looking at online information and the ordinance, the entire area around the property is mapped as wetlands online and our ordinance defines the shoreland zone as anything 250ft of a ten acre plus wetland, which this probably meets. I was hoping Patti would be here tonight to help me make that termination. J.P. stated that he would look into it to be able to confirm the wetlands and would reach out to Patti.

Scott stated that on the application the applicant had the district as BCDSO, and the district is Rural with Business overlay which goes to your use as being Auto/Ind equipment repair. Auto/Ind equipment repair is not allowed in the Rural zone the last time the applicant was here I was on the board, and the board liked the idea, so we tried to find a place for the business. At that time, the applicant stated that he repaired the carts and then sold them mostly. The board put the business under auto repair which allowed the business to be there, but we cautioned the applicant about the sale part because retail is not allowed in the Rural zone. Scott stated that the application needs to be adjusted to district and use.

Scott asked the J.P. why the applicant was expanding. J.P. stated that the applicant was looking for more storage to be able to store more material and parts. J.P. stated that he would have the applicant at the next meeting.

Scott asked for an updated site plan that shows all the property lines, parking, and dumpster placement.

Scott asked what the applicant was going to do for fuel storage. J.P. stated that the applicant only uses the fuel for testing when they are running the engines, so there would not be more than a couple of gallons of fuel being used.

Scott asked what type of material would be used on the outside of the addition. J.P. stated that it would match the existing building, the siding material is a slat grey vinyl and the roof is a darker grey metal. Scott asked J.P. to add the color, type of material, and exterior lighting to the elevation plan.

Craig stated that on the application it stated a 30x17 covered storage area, but on the plans, it says 30x14. J.P. stated that he believes it is 30x14 and on the building plan it states 30x14. J.P. stated he would update the application to match the building plans.

Jere stated that the applicant would need to check with the Fire Chief on fire protection.

Jere asked if the number of employees was going to increase. J.P. stated no, the applicant has five employees, three are full-time and the other two are part-time.

Jere asked where the septic was located. J.P. stated that the septic was just a holding tank and the septic location was on the front lawn by the enter section of Long Plans Rd and Dunnell Rd.

Roger asked what the acreage of the property was. J.P. stated that the property is five acres.

- **Application for Conditional Use – Madison Diggs – Furniture & Flower Shop – 172 Hurlin Smith Rd – Map 18 Lot 3-1.**

Travis stated that he wanted to let the board know that after we received are packets last week, he still had concerns about parking. Travis stated that he prepared the site plan the board has in their packets and sent the site plan to the applicant.

Madison Diggs spoke on behalf of her application. The applicant stated that Travis had prepared the site plan that she had submitted to the board. The applicant stated that on the site plan it shows four parking spaces by the loading dock, five parking spaces by Groveville Road, and it shows the public parking in the Veterans park. The applicant stated that she updated the floor plans for both the first floor and second floor of the building. The applicant stated that she also updated her applicant for the hours of operation.

Scott asked that the floor plan dimensions be added to the floor plan for the first floor.

Roger asked the applicant if the parking spots were lined in the veteran's park. The applicant stated that the parking spots were not lined.

Scott asked the applicant what she was going to do for a dumpster. The applicant stated that she has a dumpster at work where she can dump any extra trash.

Scott asked the applicant the hours of operation. Madison stated that hours of operation would be Tuesday through Sunday 10am to 7pm and closed on Mondays.

Jere made a motion to do a site walk for the Application for Conditional Use – Madison Diggs – Furniture & Flower Shop – 172 Hurlin Smith Rd – Map 18 Lot 3-1 – on Sunday, November 30 at 9:00AM. Roger seconded the motion. The motion passed 5-0 in favor.

CEO Report:

None currently.

Minutes:

Travis made a motion to approve the November 10,2025 meeting minutes as written. Scott seconded the motion. The motion passed 5-0 in favor.

Bills:

None currently.

Communications:

1. **Copy of stormwater permit by rule application to DEP for Berry Farm Subdivision.**

Craig stated that there was a copy of the application in the Code Office if anyone would like to review the application.

2. **RE: Carefree Lane - Letter.**

Craig stated that there was a copy of the letter in the Code Office if anyone would like to review the letter.

Other Business:

CEO list of proposed amendments for 2026 Town meeting.

The board decided to wait till the next Planning Board meeting to discuss the proposed amendments for 2026 Town meeting.

Attendees may address the Board:

Adjourn:

Craig made a motion to adjourn at 7:49pm. Roger seconded the motion. The motion passed 5-0 in favor.

Date Approved: 12-8-25

Signed: Craig Lefebvre

Craig Lefebvre, Chairman

Next meeting - December 8, 2025