

**Town of Buxton
Planning Board Minutes
March 9,2026**

Minutes by: Roxanne Gardner

Members present: Craig Lefebvre, Jere Ross, Scott Warchol, Roger Tracy. Also attending on behalf of the town: Roxanne Gardner, Code Enforcement Secretary. Other attendees: Henry W. Huntley, Cliff Thomas, Dorothy Bell, Steve Blake, Julia Curtis, Ellen H. DeCotiis, Nyeela Hueholt, Michelle Baird, Paul Kimball, Mitchel, and a few names whose signature is in illegible on the sign in sheet.

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

Appointments:

Pre-Application Review - James Lowery BH2M - MFOO Properties LLC- 8-unit Condominium Complex- Spruce Swamp Rd-Map 8 Lot 14.

Steve Blake was present OBO MFOO Properties LLC. Steve stated that he was here tonight with the pre-application review application for an 8-unit condominium complex on Spruce Swamp Rd. Steve stated that there were wetlands on the site and they have tried to minimize the impact. Steve stated he received comments from the Fire Department, and he is working to address them. One of the comments was on fire protection and Steve stated that they are looking into creating a sprinkler system in the buildings. Steve stated that they are also looking into putting a turn around on site.

Roger stated that he would like to do a site walk on the property.

Jere stated that there was a scheduled site walk but at the time the applicant cancelled the site walk.

Craig asked the applicant if the wetland was all delineated. Steve stated that it was, but it has been a couple of years and is not sure how many flags are still in place.

Jere asked the applicant if they needed to apply to DEP for a permit to alter the wetlands. Steve stated no, but we will have to apply for an application with Army Corps.

Craig asked the applicant if the units were going to be owned by one person and rented out. Steve stated that the units would be managed like apartments. Craig stated that the applicant would need to show a dumpster location on the site plan with screening.

Scott stated that he would like all the questions on the application to be answered before a site walk is scheduled.

Scott asked the applicant what the height of the buildings were going to be. Steve stated that the height of the buildings was still being worked on and they would be under the ordinance guideline.

Scott asked the applicant how many parking spaces per unit. Steve stated that each unit would have a garage and driveway so it would be two spaces per unit.

Scott asked the applicant to add where the snow would be going on the plan.

Scott stated that the applicant should check with the post office where they would want the mailbox to be located.

Scott asked the applicant about the stormwater accounts. Steve stated that the stormwater accounts would be submitted on the next submission.

Scott asked the applicant when the next application submission would be. Steve stated that next submission would be in a month or two.

Nyeela Hueholt – Conditional Use Application- For Agro-tourism-14 Old Orchard Rd- Map 10 Lot 30.

Nyeela stated that with the agrotourism permit she would be able to post small events/classes at 14 Old Orchard Rd. Nyeela stated that she also would like to open a sauna to the public.

Scott asked the applicant if she owned the property. Nyeela stated that Paul Kimble owns the property.

Scott asked the applicant what the property was about. Nyeela stated that the property has a home and a barn that has been turned into a Café as of last year. Nyeela stated that there are also a sauna and yurt on the property. Nyeela stated that she envisions having educational classes, facilitated social groups centered around the group doing a physical activity together, hosting small live music and open mic events, and sharing the sauna on the property with small groups for enjoyment and fostering deeper seasonal connection. Nyeela stated that she wanted to teach farming to the community.

Scott stated the applicant if there was a farming on the property. Nyeela stated yes, it is a registered farm, and she has been farming the property for about five years.

Scott asked the applicant what type of farming. Nyeela stated that she farms herbs and vegetables. Nyeela stated that the property is seven acers and one acer is being farmed.

Scott asked the applicant if anything else was being held at the Café at this time. Nyeela stated that she was hoping to do cooking classes at the Café and she was unaware additional permits would be required to hold the classes. Nyeela stated she has not held any classes this winter.

Scott stated that he has gone over the application and he is struggling to see what the applicant's vision is. Scott stated that he feels that the applicant is also struggling to see what her vision is. Scott stated that he feels the applicant needs to figure out what her vision is and come to the board with what your vision is.

Scott stated that the applicant would need to put hours of operation, what type of events, and Music venues on her application.

Scott stated that he is struggling with the sauna being listed under agrotourism. Nyeela stated that anything that is bringing additional income into farm during winter months. Nyeela stated that she has been talking with other sauna businesses in the State they are working outside of code.

Scott asked the applicant for the size of the sauna. Nyeela stated that the sauna is 16x12. Scott asked the applicant how many people could use the sauna at a time. Nyeela stated that the idea is to have a community sauna day. Nyeela stated that the sauna could fit up to fifteen people as a group.

Michelle Baird stated that she was a part of co-creating the sauna vision together. Part of the vision is connecting people to the land and wellness. The Herbs that are grown on the farm can be incorporated into the wellness aspect of the sauna. Michelle stated that there are things that can be used to rub onto your back that will help with pain that is growing on the farm.

Nyeela stated that she is looking for ways to bring the community together and make extra income for the farm. Nyeela stated that she would like to have an open mic night once a month sponsor a show. Scott asked the applicant if the events would be held inside or outside. Nyeela stated that she would like to hold the events outside because the Café is small.

Scott stated that the applicant would need to submit a better parking plan.

Craig asked the applicant to amend the parking plan to show where the Café is in relation to parking. Craig stated that he would like a site plan that showed buildings, parking, entrance to property, abutters property, and measurements of the property.

Jere asked the applicant how many people would be attending the event. Nyeela stated that she was wondering if the event is music going to the Town beforehand to see what is needed for the event. Nyeela stated that she was planning to do three or four a year and coming to the Board beforehand. Nyeela stated that for the music event it would be about fifty people. Jere asked the applicant where you are going to park fifty people in the lot because there are only fifteen parking spaces.

Craig asked the applicant about the septic system that is proposed what is it service. Nyeela stated that the septic system services the Café. Nyeela stated that she is working with Chris Coppi and the current septic system would not manage what she is proposing.

Craig stated that the septic design needs to be approved by the State. Nyeela stated that her understanding the septic application had already been sent to the State for approval.

Jere asked the applicant if she had been using the sauna or has been advertising the sauna. Nyeela stated that there was a misunderstanding with the sauna. Jere asked the applicant if she was issued a stop work order from the Town Code Enforcement Officer. Nyeela stated yes, there is no website or advertising for sale. Nyeela stated that she feels there has been misunderstandings with sharing the sauna with friends. Nyeela stated that she knows liability insurance is a big part and she would not operate the sauna without the insurance. Nyeela stated she is familiar with the process of getting liability insurance because of the Café.

Jere asked the applicant if she was planning to serve alcohol. Nyeela answered no.

Jere asked the applicant if the Fire Department had been out to inspect the sauna recently. Nyeela stated that the Fire Department was there at the property today and was there a couple of months ago.

Nyeela stated that she is aware that the sauna needs a new wood stove and some other things before the sauna can be put into use.

Craig asked the applicant how many employees there were. Nyeela stated she had three employees for the Café and was looking at adding two more employees. Craig stated that he would suggest seven employees because if the applicant goes with five employees and needs more she will need to come back in front of the board.

Craig asked the applicant for hours of operation. Nyeela stated she was looking at 7 days a week 8am to 10pm.

Craig asked the applicant if she was clear on what the Board was asking for. Nyeela stated that she was clear.

CEO Report: None currently.

Approval of Minutes: Scott made a motion to approve the February 9,2026 meeting minutes as written. Travis seconded the motion. The motion passed with a vote of 5-0 in favor.

Bills: None currently.

Communications:

Letter from -Saco River Corridor Commission – Received application from – Saco River Theater.

Craig stated that there is a copy of the letter in the Code Office if anyone would like to look at it.

Other Business:

Discuss shoreland zoning map.

Discussion of the Shoreland maps were tabled and will be on March 23,2026 Agenda.


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

Emily stated that she goes to Rooted Heart Café at least once a week to have breakfast and it is a wonderful place to have in the community. Emily stated that she has worked in nonprofits and her last job was working to support leaders in Maine and teaching about the environment. Emily stated that she is excited to learn more about Nyeela's plan for Rooted Heart and connecting people with nature.

Adjourn:

Roger made a motion to adjourn at 8:09pm. Scott seconded the motion. The motion passed 5-0 in favor of.

Date Approved: 3-23-26

Signed: 

Craig Lefebvre, Chairman

Next meeting: – March 23,2026