

**Town of Buxton
Planning Board Minutes
April 27, 2026**

Minutes by: Roxanne Gardner

Members present: Craig Lefebvre, Jere Ross, Roger Tracy, Travis Lettelier, and Scott Warchol. Also attending on behalf of the town: Patti McKenna, Code Enforcement Officer, Roxanne Gardner, Code Enforcement Secretary. Other attendees: Henry W. Huntley, Cliff Thomas, James Lowery BH2M, Andrew Ross, Paul Kimball, Michelle Baird.

Vice-Chairman Jere Ross called the meeting to order at 7 pm.

Appointments:

- **Public Hearing for** - J.P. Connolly PE, OBO - GOM Properties LLC – Application for Conditional Use Submittal– 1126 Long Plains Rd – Map 6 Lot 11-1.

Jere made a motion to move J.P. Connolly PE, OBO - GOM Properties LLC – Application for Conditional Use Submittal– 1126 Long Plains Rd – Map 6 Lot 11-1 to the last appointment to give time from applicant to arrive. Scott seconded the motion. The motion passed with a vote of 5-0 in favor.

- **Site Walk for** - James Lowery BH2M, OBO – MFOO Properties LLC – Preliminary Subdivision Application for Conditional Use – 8-Unit Condominium Complex - Map 8 lot 14 discuss site walk / deem preliminary app complete/ set public hearing.

James Lowery BH2M, OBO - MFOO Properties LLC – Preliminary Subdivision Application for Conditional Use – 8-Unit Condominium Complex - Map 8 lot 14 stated that he submitted new updated plans last week. On the updated plans a bump out was added for the Postal service and James stated that he still needed to talk with the postal service to make sure the location of the bump out was okay with the Postal Service.

James stated that he tweaked the grading behind one of the condominium buildings and that was also changed on the site plans.

James stated that he would like to discuss the dumpster for more clarification.

Craig stated that if the Applicant is going to retain all the buildings and rent them out, the property will need a dumpster. If the applicant sells all the units, then the individual owner can use Town trash pickup. Jere stated that the solid waste amendment states that if the property is under one sole ownership the trash disposal is the responsibility of the property.

Jere stated that the applicant would need to show a location and the appropriate screening for the dumpster on the site plan.

Jere stated that the board did a site walk for Spruce Swamp Rd on Monday, April 20, 2026 and he did not see any major issues. Jere stated that Roger, Travis, and Sott were at the site walk.

Scott stated that his only question from the site walk was that the board should make the Town or public works aware that the culvert that the site is draining into is crushed. Scott stated that to make sure that the culvert has capacity and the inlet and outlet is clear to take on this additional drainage.

Travis stated that the site walk was good and he followed up with DEP on the pond that is in the front/old foundation pit and DEP classified it as a constructed pond so there are no permitting requirements.

Jere stated that while Patti was out of the room they talked about the property needing to have a dumpster. Patti stated yes, three or more houses on a lot is considered commercial and requires a dumpster.

Craig asked if the board felt like they had enough information to set a public hearing. Scott stated yes, but he had some things that needed to be addressed like the performance bond on section 13.6. James stated that before the public hearing he would get a cost estimate and would talk with the applicants about how they want to go about a performance guarantee.

Scott asked about what the unit heights were going to be. James stated that he is going to get clarification from the architect on what the exact height is. James stated that it was less than 30ft, but he would get the exact height and add it to the plans.

Jere stated that we are changing the ordinance in June if it is approved by the voters to go to 35ft.

Scott stated that a note should be added to the site plan section 13.3 that stated this is all plans and documents used to approve the subdivision are made part of in our condition of approval. James stated that it would be added.

Jere made a motion to set a public hearing for May 11, 2026 at 7:00pm for- James Lowery BH2M, OBO – MFOO Properties LLC – Preliminary Subdivision Application for Conditional Use – 8-Unit Condominium Complex - Map 8 lot 14. Roger seconded the motion. The motion passed with a vote of 5-0 in favor of.

- **Site Walk for - Nyeela Hueholt – Conditional Use Application- For Agro-tourism-14 Old Orchard Rd- Map 10 Lot 30 – discuss site walk – deem application complete – set public hearing.**

Michelle Baird was present OBO Nyeela Hueholt. Michelle asked the board what they thought of the site walk.

Jere stated that he had no issues with the site walk, the only comment he had is if the applicant was going to rent the yurt out it would need to have some kind of substantial wastewater disposal system, whether that is a composting toilet or something like that. Jere stated that the parking space looked fine. Jere stated that the event stage looked fine if the applicant abides by the noise ordinance. Jere stated that he had no problems with the sauna.

Scott stated that he was at the site walk and it is a beautiful piece of property. Scott stated that he wished the stage was in a different location, and further away from the neighbors. Scott stated that the board had asked for a new site plan that showed where the abutters were located. Andrew stated that the new site plan had been emailed into the Code Office. Patti stated that the Code Office had received the email, but she had responded earlier today to whoever sent it that the office was unable to save it or print it the way it was sent so it cannot be presented up on the screen. Patti stated that if the applicant could email it as an attachment as opposed to being part of the email the office should be able to open it.

Travis stated that he was at the site walk and it is a beautiful property. Travis stated that he has no concerns.

Craig asked does the board feels like we have enough information to set up a public hearing.

Patti stated that she wanted to get clarification from Jere when he stated that if you are going to rent the yurt what do you mean by that rent it as a campsite or for classes. Jere answered for classes. Patti stated that she just wanted to be clear in the minutes so in the future no one can say, "oh, they talked about renting it."

Michelle stated that the yurt would be used for classes/events and guests would use the restroom in the Café. Michelle stated that an application would be submitted if they decided to move forward with the yurt becoming an ADU.

Jere stated that the yurt and sauna will need to be inspected annually by Code Enforcement Officer and the Fire Chief for life safety plus fire issues.

Michelle asked if the stage could stay where it is located. Jere stated yes.

Andrew stated that currently there was no power running to the stage so everything would be acoustic.

Jere stated that if the applicant operated the stage within the confines of the noise ordinance, the applicant should not have a problem.

Jere stated that he had talked with people at the site walk and told them to check with the ordinance because the decibel amount lowers after 8:00pm.

Scott made a motion to set a public hearing for May 11,2026 at 7:15pm for- Nyeela Hueholt – Conditional Use Application- For Agro-tourism-14 Old Orchard Rd- Map 10 Lot 30. Travis seconded the motion. The motion passed with a vote of 5-0 in favor of.

Jere made a motion to open the public hearing for the – J.P. Connolly PE, OBO - GOM Properties LLC – Application for Conditional Use Submittal– 1126 Long Plains Rd – Map 6 Lot 11-1. Travis seconded the motion. Motion passed with a Vote of 5-0 in favor.

Jere made a motion to continue the public hearing for– J.P. Connolly PE, OBO - GOM Properties LLC – Application for Conditional Use Submittal– 1126 Long Plains Rd – Map 6 Lot 11-1 until May 11,2026. Roger seconded the motion. The motion passed with a vote of 5-0 in favor.

CEO Report: None currently.

Minutes:

Jere made a motion to approve the minutes for March 23,2026 as written. Craig seconded the motion. The motion passed with a vote of 3-2 in favor. Scott Warchol and Travis Lettelier were absent from meeting.

Scott made a motion to approve the minutes for April 13,2026 as written. Travis seconded the motion. The motion passed with a vote of 4-1 in favor. Craig Lefebvre was absent from the meeting.

Minutes of 12/27/2021: Were taken from recording and will be filed unsigned.

12/27/2021 findings for GO-motor sports: Were taken from recording and will be filed unsigned.

Bills:

Jere made a motion to pay Portland Press invoice in the amount of \$37.03 for public hearing. Roger seconded the motion. The motion passed with a vote of 5-0 in favor.

Communications:

Craig stated there is a copy of the Maine Town and City magazine March issue in the Code Office if anyone one would like to look at the magazine.

Other Business: None Currently.

Attendees may address the Board: None asked to speak.

Adjourn: Jere made a motion to adjourn at 7:39 pm. Roger seconded the motion. The motion passed 5-0 in favor.

Date Approved: 5-11-26
Signed: Craig Lefebvre
Craig Lefebvre, Chairman

Next meeting – May 11,2026