

**Town of Buxton
Planning Board Minutes
August 25, 2025**

Minutes by: Roxanne Gardner

Members present: Jere Ross, Scott Warchol, Roger Tracy, Craig Lefebvre. Also attending on behalf of the town: Patti McKenna, Code Enforcement and Roxanne Gardner, Code Enforcement Secretary. Other attendees: Tonja Lefebvre, George & Marsha Forrest, Austin Fagan BH2M, Mike Waltz, Bob Lefebvre, Sue Waltz, Josh Hogan St. Germain, Heath Knight, Natacha Uwimana, Skip Waltz, Jamie Garland, Cel & Maria Chinchilla, Andy Kosusko (Great falls Construction), Henry Huntley, Cliff Thomas.

Chairman Jere Ross called the meeting to order at 7 pm

Appointments: Natacha Uwimana – Conditional Use Application- Daycare – 288 Pease Road – Map 9 Lot 11-8.

Natacha Uwimana was present to explain her application. She is looking to provide a daycare at 288 Pease Rd. Natacha stated that she provided the board with an updated site plan.

Craig stated that the parking spaces looked okay, and if the applicant can make the stormwater drain down the property line and out around the proposed septic plan everything else looks okay.

Scott asked the applicant as far as the stormwater flow is concerned, “are you going to be able to control the water flow on your property. The applicant answered yes.

Scott asked the applicant if she was still going to pave the parking area. The applicant answered yes.

Scott stated that in the applicant’s application she stated there would be landscaping done. Scott asked what type of landscaping. The applicant stated that she was going to plant trees to block the car lights from the neighboring property but since the parking has been updated and changed, she was not going to be planting the trees.

Scott asked the applicant if she was going to raise the parking lot or if it was going to follow the natural landscape/natural slope of the land. The applicant stated that she was not sure at this time.

Craig asked Jere if the recommendations from the Fire Chief were satisfied. Jere stated that he was not sure, but a certificate of occupancy will not be granted if they are not met.

Patti McKenna, Code Officer, read the recommendation the Fire Chief provided.

- Before the applicant builds the proposed modular daycare, the plans should be reviewed by the State Fire Marshal’s Office, as it will be required to be licensed through DHHS.

- The new building must meet all requirements of NFPA 1 and NFPA 101 regarding the installation of detectors (e.g., Smoke, Carbon Monoxide, and Combustible Gas (if present)), exit requirements, stair requirements, fire extinguishers, egress maps, EXIT signs and egress lights.
- The building must be numbered as required by the zoning ordinance.
- The building must be equipped with a Knox Box.
- The building must have road access as required by NFPA 1.

Scott asked the applicant for hours of operation and number of children. The applicant answered a maximum of 12 children and 7:00am to 6:30pm.

Craig made a motion to hold a public hearing for Natacha Uwimana- Application for Conditional Use-Daycare-288 Pease Rd- Map 9 Lot 11-8 on September 8,2025 at 7:00pm. Roger seconded the motion. Motion passed 4-0 in favor.

Austin Fagan BH2M on behalf of – George & Marsha Forrest – Something Else LLC- Conditional Use Application- For Auto Repair Shop- 7 Tahdin Lane – Map 5 Lot 13-2.

Scott stated that the board did a site walk for 7 Tahdin Lane this evening at 6:00pm. The board walked around the property, and it looked like it had enough room for parking.

Jere stated that the board had two concerns during the site walk, the building intruding on the set back from the hammerhead and parking in the hammer head. Austin stated in section 10.1, “access to lots outlines that a private way for two or less lots does not need a hammerhead if it is less than 500ft long. The roadway for the application is 200ft long so it does not need a turn around. A turn around is an easement, and it is already their land so we can get rid of the easement. Austin stated that when a building permit was pulled there was a variance granted for the setbacks from the right of way.

Jere asked Austin the hours of operation. Austin stated that the hours of operation were going to be 8:00am to midnight seven days a week.

Scott made a motion to hold a site walk for George & Marsha Forrest-Something Else LLC – Conditional Use Application – for Auto Repair Shop – 7 Tahdin Lane – Map5 Lot 13-2 on September 8,2025 at 7:00pm. Craig seconded the motion. Motion passed 4-0 in favor.

Jamie Garland (Main-Land Development Consultants, Inc) On behalf of-207 Landscaping- Conditional Use Application- for a 60x60 office building, 60x60 garage, and a 12-bay material storage- Commerce Drive-Map 9 Lot 27-1-4.

Jamie Garland (Main-Land Development Consultants, Inc) On behalf of-207 Landscaping we were here last month to present the project we left with a few items that needed to be completed. Section 10 performance standards, 11.28 business commercial standards, setbacks to the fuel

tanks, lighting, screening the dumpster, and adding a town note to the site plan. Jamie stated that he had a photometric plan to submit. Jamie went over the updated changes on the site plans.

Jere stated that manufacturing firewood needed to be added to the conditional use application and section 11.12 manufacturing and related uses needed to be answered.

Craig asked Jamie to add on the site plan where the firewood would be stored.

Jere asked Jamie if he received the comments from chief Schools regarding the application. The applicant stated that he had received the email, and the applicant answered them in section 10 of the application.

Scott asked Jamie what the garage was going to be used for. The applicant stated that the garage was for the trucks and equipment.

Scott stated that the use of the building would be used for retail and office space. Jamie answered yes.

Scott stated the parking spaces have all been designated for the three uses. Jamie answered yes, retail parking in front of the building.

Scott asked if the existing bins on the property were going to be moved to a different location. Jamie stated yes, where they are located now on the property they are over setbacks.

Scott stated that the east side of the building needed screening from the neighbors also the dumpster, fuel tank, and the mechanicals will need screening.

Patti stated that on the site plan it looks like new tree line all along the border. Jamie stated that he would remove that note from the site plan.

Scott stated that the board wouldn't be able to wave the sign specifications. Andy, with Great Falls Construction, stated that in the original application we had asked for the wavier but after the last meeting the board indicated that it was not possible.

Scott stated that the sign out front is going to be a changeable sign. Jamie answered yes.

Jere asked the applicant's hours of operation for the retail are going to be. Cel Chinchilla 207 landscaping stated the hours of operation will be 7:00am to 5:00pm Monday through Saturday.

Jere asked the hours of operation for the landscaping business. Cel Chinchilla stated the same as the retail hours. Cel Chinchilla stated that snowstorms would be 24 hours.

Jere stated that the applicant would need to get a permit from the state to get the fuel tanks installed and it would be a condition of approval that the applicant provide the permit.

Jere asked if the buildings were going to be placed on slabs. Jamie answered yes.

Scott asked the applicant where he was with the permits. Jamie stated that with DEP stormwater and natural resources, we submitted the applications on July 8, 2025. DEP system is online now, and we are still waiting.

Scott asked the applicant if he would add a stop sign coming out of 207 landscaping driveway onto Commerce Drive. Jamie stated he would add a stop sign.

Craig made a motion to do a site walk for -207 Landscaping- Conditional Use Application- for a 60x60 office building, 60x60 garage, and a 12-bay material storage- Commerce Drive-Map 9 Lot 27-1-4 on Tuesday, September 2, 2025 at 6:00 pm. Scott seconded the motion. Motion passed 3-1 in favor with Roger Tracy abstaining due to Roger being the previous landowner.

Josh Hogan, PE OBO Eastern Propane & Oil Facility- Conditional Use Application to expand fuel storage at 29 Park Place – Map 8 Lot 20A-38/37.

Josh Hogan, PE with St. Germain spoke on behalf of the applicants. He explained to the Board that they are applying to expand their current operations and storage capabilities to serve the residents of Buxton by installing two 30,000 bulk liquid propane tanks at their existing office facility at Park Place. The proposed project includes adding two 30,000 bulk liquid propane (LP) tanks, a turnaround for trucks, additional bobtail truck parking, and pavement adequate for vehicle circulation.

Jere asked if there were any state certifications needed for the proposed application. Josh stated that they were working with Crown Energy. Crown Energy has received permits from the Maine fuel board for the tanks.

Jere asked Josh if it was natural gas. Josh answered liquified propane.

Jere asked the Code officer, Patti McKenna, if she had received any comments back from Chief School. Patti stated that she knows Chief Schools has been looking at this for a while before the applicant even submitted the application. Chief Schools has not submitted his recommendations currently.

Craig stated that on the site plans sheet C101 it showed a culvert being removed and he wanted to know if it was going to be replaced. Josh stated yes.

Craig asked Josh the hours of operation. Sue Waltz answered the same hours we have now 7:30am to 4:00pm.

Scott asked if Walts and sons were going to be Eastern Propane. Sue stated that Waltz has been acquired by Eastern propane since July 1st of this year, but we are still operating under the Waltz & son banner.

Scott asked Sue how many trucks do you have right now. Sue answered we have 7 bobtails right now and 12 service trucks.

Scott stated that the property is commercial zone so the applicant should review section 11 he feels they are covered because it is all landscape, but the applicant should review the section.

Jere made a motion to do a site walk for - Eastern Propane & Oil Facility- Conditional Use Application to expand fuel storage at 29 Park Place – Map 8 Lot 20A-38/37 on Tuesday, September 2, 2025 at 6:45pm. Craig seconded the motion. Motion passed 4-0 in favor.

CEO Report:

Patti reported the following to the Board.

She has put together a new subdivision application for applicants which includes the application, the checklist that we will be using, the form created for estimates of performance guarantee, so everyone is using the same format, the Fire Departments fire suppression underground tank requirements.

She issued a stop work order on a subdivision construction last week. Because they had applied for an amended subdivision but didn't complete that process, it has not been approved. Since then, they have stated they want to amend it again but have not come forward with an amended application.

She has been working with the abutter of one of the subdivisions lots on Old Standish Rd. The first subdivision has a condition that a berm was installed between the lot and the abutter. The condition listed a length and where the berm was to start but for the height it said to the abutter's satisfaction. The berm was installed by the developer. Once the lot was sold the new homeowner removed the berm and relocated it. The abutter doesn't agree that it is high enough to meet their satisfaction. The homeowner has planted arborvitaes on top of the moved berm. The abutter is not satisfied. I am inclined to let the screening grow in.

The Tickle Way consent agreement regarding the road construction where the town had a consent agreement has been satisfied.

She has been working with the Selectmen on amendments to our parking ordinance to regarding people parking in hammerheads and town property. There have been complaints on Lowell Rd of parking in the hammerhead.

Minutes:

Scott made a motion to approve the July 28, 2025 meeting minutes as written. Craig seconded the motion. The motion passed with a vote of 4-0 in favor.

Scott made a motion to approve the August 11, 2025 meeting minutes as written. Craig seconded the motion. The motion passed with a vote of 4-0 in favor.

Bills:

None currently.

Communications:

None currently.

Other Business:

Election of Officers

Jere Ross Nominated Craig Lefebvre for chairman. Scott Warchol seconded the nomination. The Nomination passed 3-1 in favor with Craig Lefebvre abstaining.

Craig Lefebvre nominated Jere Ross for co-chair. Roger Tracy seconded the nomination. The Nomination passed 3-1 in favor with Jere Ross abstaining.

Jere Ross nominated Scott Warchol for treasurer. Craig Lefebvre seconded the nomination. The Nomination passed 4-0 in favor.

Jere Ross nominated Roger Tracy as secretary. Scott Warchol seconded the nomination.

The Nomination passed 4-0 in favor.

Attendees may address the Board:

None requested to speak to the Board.

Adjourn:

Jere made the motion adjourn at 7:59 PM. Scott seconded the motion. The motion passed with a vote of 4-0 in favor.

Date Approved: 9/8/2025

Signed: [Signature]

Jere Ross, Chairman

Next meeting – September 8, 2025