

**Town of Buxton
Planning Board Minutes
September 22, 2025**

Minutes by: Roxanne Gardner

Members present: Craig Lefebvre, Jere Ross, Scott Warchol, Roger Tracy, Travis Letellier. Also attending on behalf of the town: Patti McKenna, Code Enforcement Officer, Roxanne Gardner, Code Enforcement Secretary. Other attendees: Tonja Lefebvre, Henry Huntley, Cliff Thomas, George & Marsha Forrest, Natacha Uwimana, Fred + Elizabeth McKenney, Janice Mitchell, Aaron Kollmeyer, James Garland, Andy Kususko, Cel + Maria Chinchilla.

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

Appointments:

Natacha Uwimana – Conditional Use Application- Daycare – 288 Pease Road – Map 9 Lot 11-8 Findings/Decision.

Natacha was present for the finding and decision on her conditional use application for daycare. Craig asked the applicant if she received a copy of the letter from the Town of Buxton attorney. Natacha stated that she had received a copy of the letter. Craig stated that in light of two things the right title and interest in the warranty deed does not allow another structure and the structure cannot be used as an in-home daycare.

Scott stated that the deed information was brought forward at the public hearing and at the beginning of the application, he had questioned the applicant's right of interest to do the application because the applicant did not have ownership of the property. Scott stated that he knew the applicant's mother, who owns the property, put her name on the application, but the board hadn't been told what the mother's involvement would be in the daycare. Scott stated that a home daycare needed to be a primary residence. Natacha stated that her mother was going to own part of the Daycare business. Scott asked the applicant if she had something in writing that stated her mother would be part owner of the business. Natacha stated that they were going to add her to the LLC. Scott stated that his understanding is the applicant received the letter from Town Council regarding not just the rights, title and interest, but also the property deed restrictions and the applicant would be able to provide documentation that would help the board make a decision separate from what the Town Council stated. Natacha asked Scott what type of documentation he would like her to provide. Scott stated that the board would need to see the rights, title and interest resolved. Scott read a paragraph from the Town Council in sum, by virtue of the deed restriction and the existence of the residential dwelling on the property, it does not appear that the modular can be permitted as a daycare home. Scott asked the applicant if she had her own council argument against the statement from the Town Council. Natacha did not answer the question. Scott stated that a dwelling unit in the ordinance is a dwelling that will be used for housing habitat, and he did not know if a daycare would be considered as habitat living. Jere stated that page two of the letter from the Town Council the very last sentence, daycare home cannot be located in an accessory structure because it would not be possible for an accessory structure to serve as a primary residence. Jere stated that if you go to the deed

restrictions, there is nothing in the deed restrictions that state the applicant cannot have an in-home occupation. Roger stated that he had read something similar from the emails, and it does not state that the applicant cannot build an addition off her dwelling to use as an in-home daycare.

The board discussed whether or not to vote on the application or table it for now. Patti stated that procedural wise the board should vote on the application, so the applicant has the right to appeal the decision. Patti stated that the applicant can reapply with a new application.

Jere made a motion to deny the application for Natacha Uwimana – Conditional Use Application- Daycare – 288 Pease Road – Map 9 Lot 11-8. Scott seconded the motion. The motion passed 3-1-1 in favor. Roger opposed the motion and Travis abstained from the motion due to not being present for the entire application.

Jere stated that if the applicant disagreed with the board's decision the applicant has 30 days to appeal the board's decision.

George & Marsha Forrest – Something Else LLC- Conditional Use Application- For Auto Repair Shop- 7 Tahdin Lane – Map 5 Lot 13-2 Findings/Decision.

George was present for the finding and decision on his application for a auto repair shop. Craig stated that the board received the information they had asked for from the applicant. Jere asked the applicant for the maximum number of vehicles he would be working on at his shop at a time. George stated five vehicles. Jere asked the applicant if he would have a problem with the board making a conditional of approval that there would be a maximum of five vehicles on the lot at one time. George stated no, he would not have a problem with the conditions being added.

Jere made a motion based on the previous discussions we found the applicant to be in compliance with all applicable provisions of Article 8.2.B,10, and 11.3 if applicable all those in favor. Roger seconded the motion. The motion passed 4-1 in favor. Travis abstained from the motion due to not being present for the entire application.

CONDITIONS:

1. All elements and features of the application and all representations made by the applicant concerning the development and the use of the property which appear in the record of the Planning Board proceedings, are conditions of the approval. No change from the conditions of approval is permitted unless an amended plan is first submitted to and approved by the Planning Board.
2. That the applicant be in compliance with all applicable provisions of Article 8.2.B and 10 of the Buxton Zoning ordinances.
3. That the applicant be in compliance with all applicable provisions of Section 11. (if applicable)
4. All outstanding bills be paid before the Conditional use permit is issued \$92.28.
5. A conditional use permit secured under the provisions of Article 8 shall expire if the work or change involved has not commenced within two years of the date on which authorization is given.

6. An occupancy inspection and permit from the code enforcement office are required before opening.
7. Must meet appropriate 911 addressing standards.
8. Must meet exiting requirements to ensure the public has appropriate exit access in case of fire.
9. Must have smoke/heat detectors installed as required by NFPA.
10. Must have extinguishers installed.
11. Exit signs must be installed.
12. Egress lighting must be installed and maintained unless the occupancy has an emergency generator that starts when the power goes out.
13. Outside access to the building must be maintained during all seasons.
14. A Knox Box must be installed.
15. A maximum of five vehicles being repaired at one time.

Jere made a motion to approve the application with the above conditions for George & Marsha Forrest – Something Else LLC- Conditional Use Application- For Auto Repair Shop- 7 Tahdin Lane – Map 5 Lot 13-2. Roger seconded the motion. The motion passed 4-1 in favor. Travis abstained from the motion due to not being present for the entire application.

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.

Roger made a motion to recuse himself from the project for Commerce Drive after Roger suggested it because he was the original owner of this lot. – Map 9 Lot 27-1-4. Craig seconded the motion. The motion passed with a vote of 4-1 in favor with Roger Tracy abstaining.

Jamie Garland (Main-Land Development Consultants, Inc) On behalf of-207 Landscaping stated that after the site walk, he had a couple of things that needed to be cleaned up. On was submission of section 11 standards for manufacturing and related uses for the processing of firewood on the property. Jamie stated that he provided responses to those items and revised the application. Jamie stated that on the plan he was asked to show where the wood processing would take place on the property, and he stated that the site plan had been updated. Jamie stated that the site plan had also been updated to reflect the tree clearing limits. Jamie stated he was back tonight hopeful of getting a public hearing scheduled.

Travis stated that he had a few concerns about the stormwater modeling. Travis stated that looking at the modeling, the applicant has a couple of under drain ponds, but in neither of the ponds have any flow from the under drains. Jamie asked what page Travis was looking at. Travis stated that if you are looking at the storm hydro cad output from the filter media, you have got 0.00 00 cubic ft per second draining from the filter to the under drains. Travis stated that he was not sure exactly how that is possible and would like the applicant to take a look at it. Travis stated that in the larger pond in the middle it looks like you are detaining 21/2 ft over the filter media, which is a little different than the DEP standards. Typically, it is an 18-inch maximum unless you have got other controls for the additional foot of flow. Travis asked Jamie to look at that was well. Travis asked if there was going to be a fence around the pond that is in the middle

of the property. Jamie stated that initially he had not planned on putting the parking near the pond. The spacing on the site plan is going to be employee parking in the back and the public facing parking will all be in the front. Jamie stated that if it is something he needs to consider, he will gladly talk with Cel about it.

Scott asked the applicant the hours the applicant would be processing firewood. The applicant stated that the firewood processing hours would be 7-5 Monday through Saturday, the same as our business hours. Scott asked the applicant if he was looking to saw and split wood on those hours as well. The applicant answered yes. Scott stated that he was going to request that the firewood processing only go until noon on Saturdays. The applicant stated that he was fine with the noontime on Saturdays. Scott asked the applicant how much processing of the firewood he planned on doing. The applicant stated that he planned on processing at least 15 cords during the month. Scott asked the applicant if the State had any requirements with firewood. If it had to be certified or identified that it is all from Maine. The applicant stated that the wood would be from Maine Only.

Jere asked the applicant if he would only be processing hardwood. The applicant stated yes. Jere asked if the applicant proposed to do chipping on the property. The applicant stated yes.

Craig stated that in manufacturing 11.12A7, list all hazardous materials to be hauled, stored, used, generated, or disposed of on the site and any pertinent State and Federal permits required. Do you plan on changing your own oils and doing your own maintenance in the garage. The applicant stated that he planned on doing some of the repairs. Craig stated on the first page of the application where it states does the use involve transportation, storage, generation or disposal of hazardous materials that need to be checked yes. Jamie stated that he would need to check and see how much oil stored would trigger being defined as hazardous material storage. Scott stated that oil is a special waste, it is not a hazardous material.

Scott made a motion to hold a public hearing on October 14,2025 at 7:00pm for - Jamie Garland (Main-Land Development Consultants, Inc) On behalf of-207 Landscaping- Conditional Use Application- for a 60x60 office building, 60x60 garage, a 12-bay material storage, material processing- Commerce Drive-Map 9 Lot 27-1-4. Travis seconded the motion. The motion passed 5-0 in favor.

CEO Report:

None currently.

Minutes:

Scott made a motion to approve the September 8,2025 meeting minutes as written. Roger seconded the motion. The motion passed with a vote of 5-0 in favor.

Bills:

Jere made a motion to pay Invoice # 202507097 from Sebago Technics, Inc – for Buxton Tax Maps –\$1,000. Roger seconded the motion. The motion passed with a vote of 5-0 in favor.

Communications:

1. The Saco River Corridor Commission notification of recent permits issued in Buxton.
2. Notice of Intent to File from CMP for a Saco River Corridor permit to replace wooden poles with steel poles.

Craig stated that if anyone would like to view the information it is available on the Saco River Corridor Commission website.

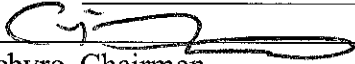
Other Business:

Discuss conditional use checklist.

The board proposed another column for the board approval. The board agreed to use the proposed checklist going forward.

Attendees may address the Board:**Adjourn:**

Craig made the motion adjourn at 7:52PM. Scott seconded the motion. The motion passed with a vote of 5-0 in favor.

Date Approved: 10-14-25
Signed: 
Craig Lefebvre, Chairman

Next meeting – October 14, 2025